

0.85 ACRE OF PRIME COMMERCIAL/RETAIL LAND | FOR SALE

4750 and 4782 Route 309 | Center Valley, PA 18034 | Lehigh County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



A J K YOUNG PARTNERS PROPERTY

**0.85 ACRE
Parcel Size**

**IMMEDIATE
Availability**

**SALE
Upon Request**

PROPERTY INFORMATION

• 0.85 Acre Commercial/Retail Land

- Highly Traveled PA Route 309 with recorded 32,035 VPD
- Zoning approved for Medical Office Space
- Easy Access to PA I-78, PA Route 378 and Center Valley Parkway
- Major improvements underway with planned upgrades to provide Full Access from Route 309 (See Site Improvement Plan, Page 4)
- Great Location for QSR, Financial Services, Office, Medical, Salon Daycare or Residential Opportunities

Demographics	1 Mile	3 Miles	5 Miles
Population	4,877	22,583	109,636
Average HH Income	\$200,625	\$189,222	\$124,644
Total Businesses	142	697	3,155
Number of Employees	1,816	10,097	32,743
Traffic Counts	Rt. 309: 32,035 VPD • Rt 78: 77,121 VPD Center Valley Parkway: 13,150 VPD		

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION JAMES M. SMITH 610-941-4034x144
PLEASE CONTACT: JSMITH@LPRE.COM 484-239-8777 CELL



LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 082726

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REGIONAL MAP



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SITE AERIAL

Pitt Ohio

**Young
Medical Spa
Center Valley**

Rt 309: 32,035 VPD

**Re/Max
Central**

**Arrow
Master
Pools**

**G & S
Mechanical
Services LLC**

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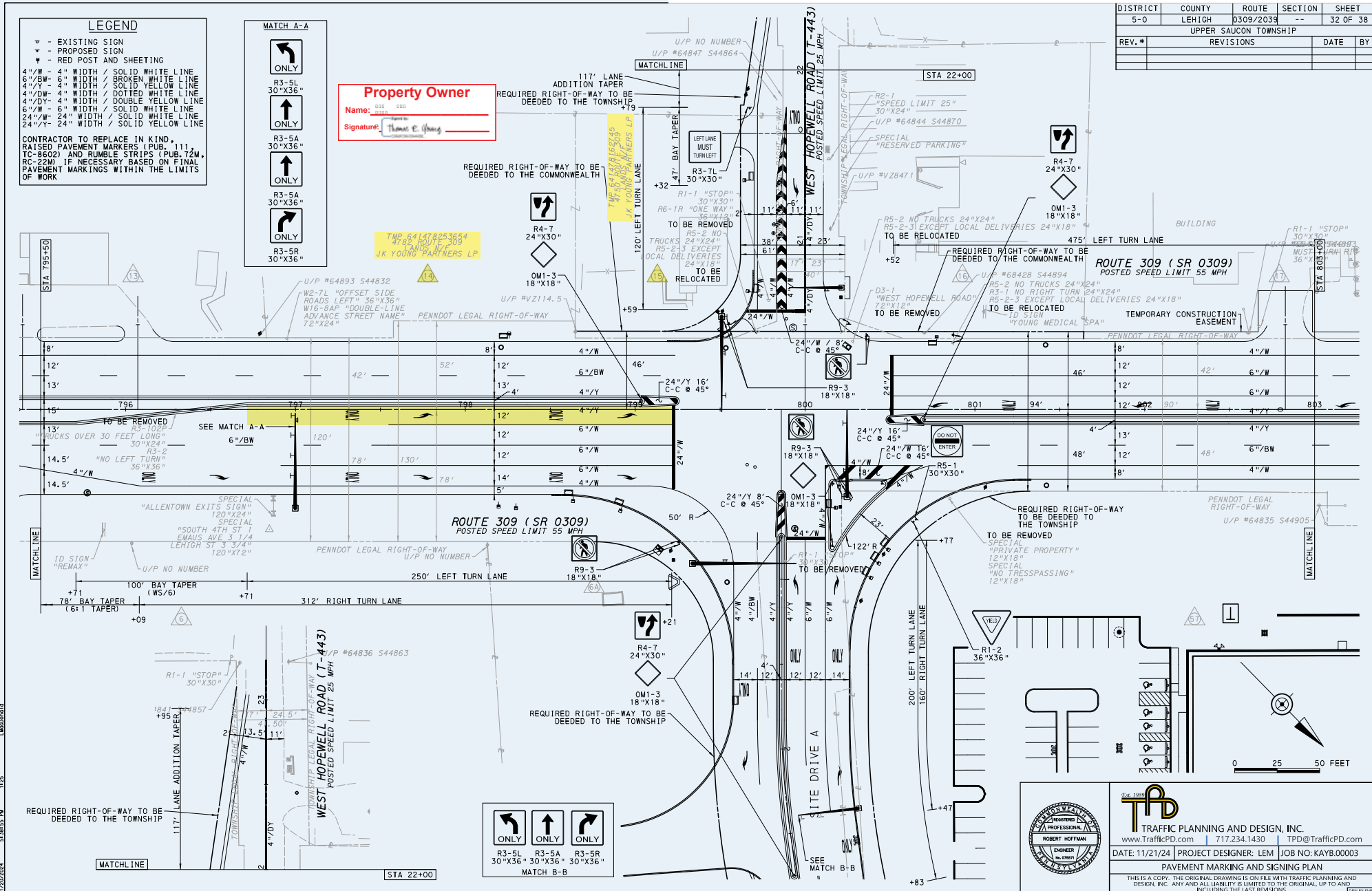
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NEW TRAFFIC SIGNAL DESIGN PLAN



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	4,877	22,583	109,636
Projected Population (2030)	4,949	22,859	109,867
Projected Annual Growth (2025 to 2030)	0.3%	0.2%	0.2%

Households & Growth

Households (2025)	1,791	8,054	40,963
Projected HH (2030)	1,842	8,285	41,749
HH Growth with Children (2025 to 2030)	30.7%	30.5%	31.6%

Income

Average HH Income (Est. 2025)	\$200,625	\$189,222	\$124,644
Median HH Income (2025)	\$149,064	\$126,463	\$89,773

Daytime Population

Total Businesses (2025)	142	697	3,155
Number of Employees (2025)	1,816	10,097	32,743

Education

High School Graduate	13.8%	27.0%	34.9%
Some College	15.3%	13.0%	14.8%
Bachelor Degree	28.6%	25.0%	18.5%
Graduate	30.6%	22.2%	13.0%

Traffic Counts: Rt. 309: 32,035 VPD • Rt 78.: 77,121 VPD
Center Valley Parkway: 13,150 VPD

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KEY DEMO DATA & MAP

