

SAUCON VALLEY SQUARE

3691 Route 378, Bethlehem, PA 18015

FIRST NATIONAL
REALTY PARTNERS



HIGHLIGHTS

COUNTY Northampton

GLA 80,121

ACRES 14.31

PARKING 851

DEMOGRAPHICS

1 Mile 3 Mile 5 Mile



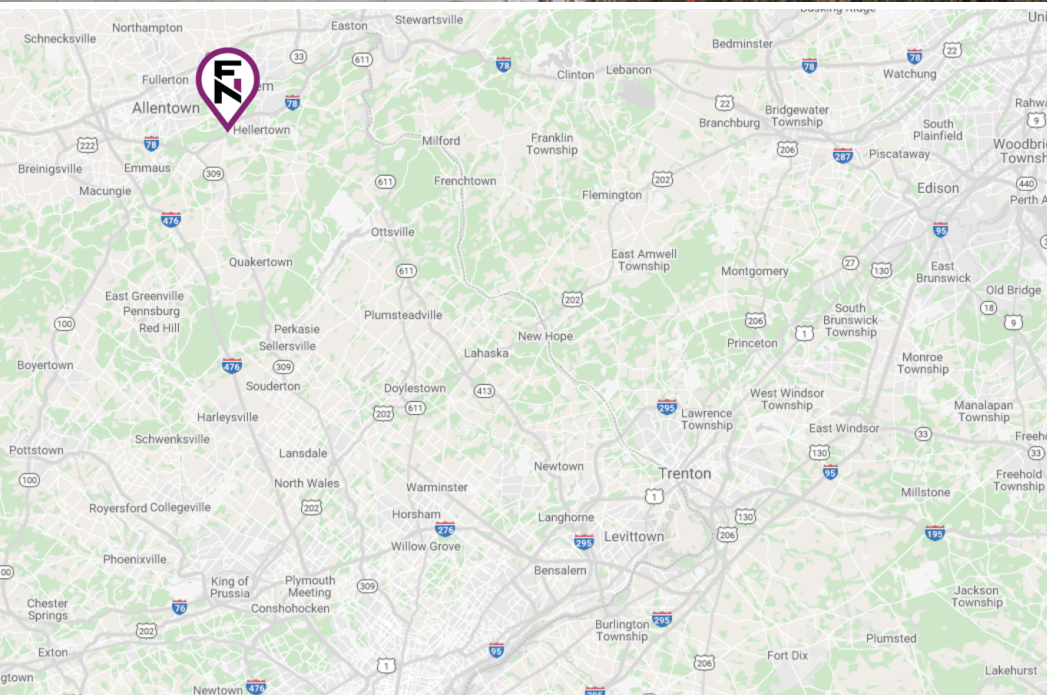
3,796 65,462 189,318



1,425 25,350 73,137



\$165,720 \$105,170 \$100,755



PROPERTY FEATURES

- Saucon Valley Square is a highly-visible neighborhood center anchored by Maxx Fitness and Dollar Tree
- The property offers a diverse tenant mix including Subway, CHAAR, Lafayette Ambassador Bank and Plaza Azteca restaurant.
- Positioned off Exit 67 on I-78, Saucon Valley Square is highly visible along Route 378 with over 27,000 VPD
- Situated at a signalized intersection, providing easy access from either direction.
- Located minutes from Lehigh University.



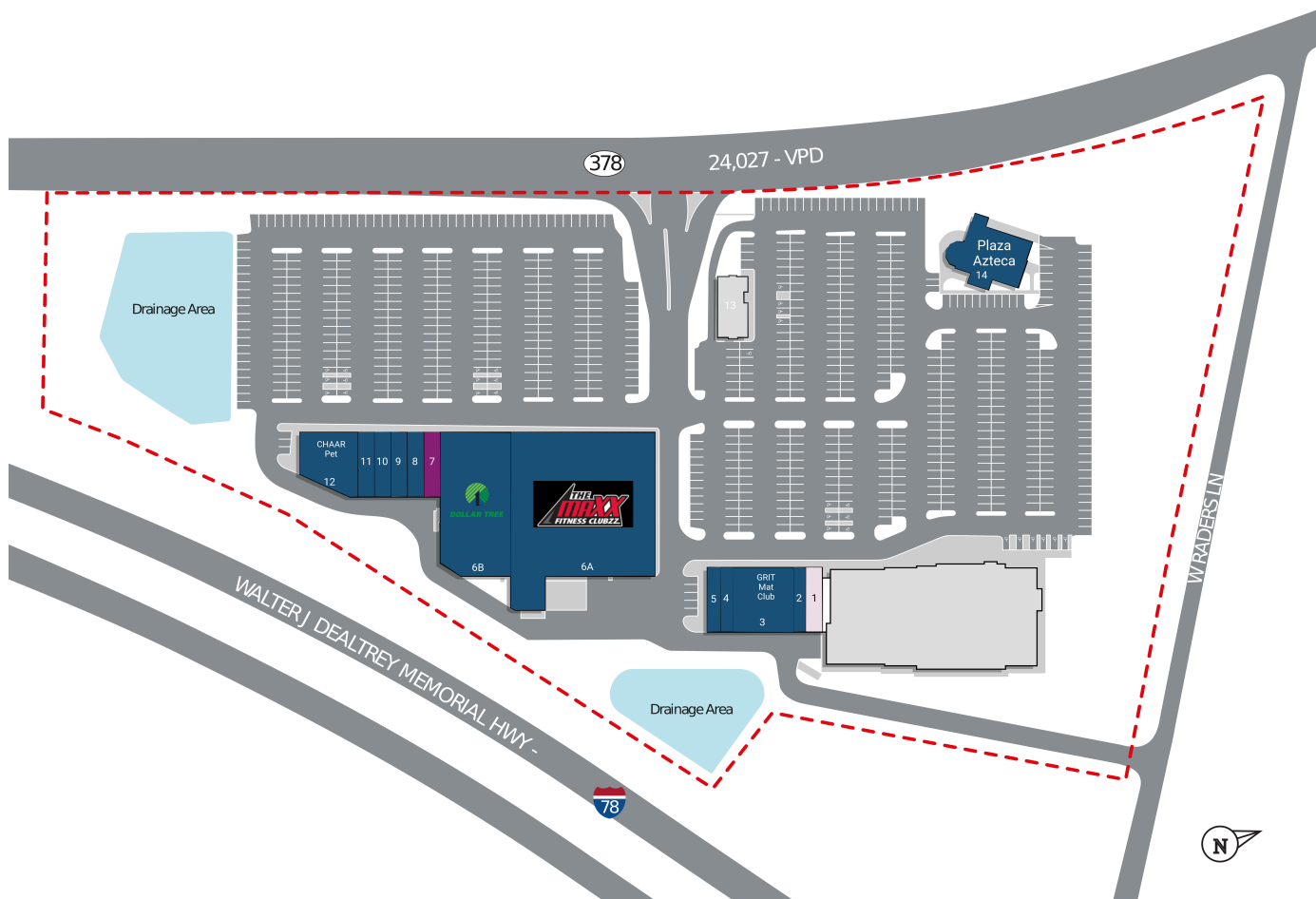
**PROPERTY
WEBSITE**

Candace Gschwind | 513-292-2652 | cgschwind@fnrpusa.com

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SUITE	TENANT NAME	SF
1	Casa Mia Pizzeria	2,000
2	Sey Wy Beverage Company	1,600
3	GRIT Mat Club	5,200
4	#1 Chinese Restaurant	1,200
5	Crystal Nail Salon	1,200
6A	The Maxx Fitness Clubzz	31,165
6B	Dollar Tree	16,646
7	Available	1,141
8	Saucun Laundromat	1,600
9	Werkheiser Jewelers	1,200
10	Beyond Hello	1,812
11	Beyond Hello	1,209
12	CHAAR Pet	5,140
14	Plaza Azteca	6,208

AVAILABLE
 AVAILABLE SOON
 LEASED
 NAP (NOT A PART)



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