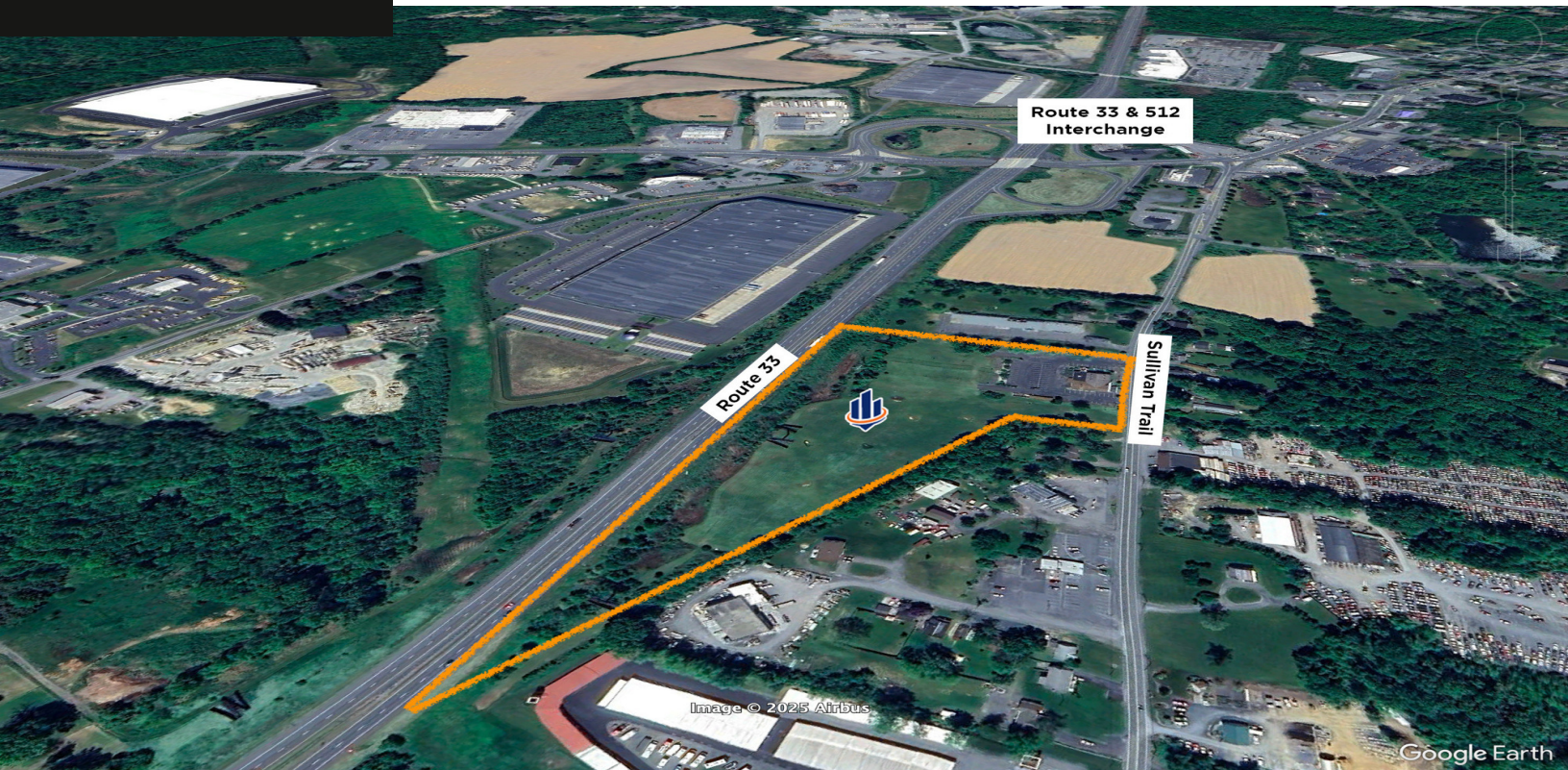




# For Sale

## The Galley Development Site

6615 Sullivan Trail, Wind Gap, PA 18091



### PROPERTY SUMMARY

Three parcels totaling 8.95ac for sale. Zoned HI- Highway interchange allows for many commercial and industrial uses by-right. Level topography and a cleared site with a large parking area.

Existing structures include a former restaurant building (8,000sf+/-) and a detached storage building (800sf+/-). The property is equidistant to the Easton and Stroudsburg areas via Route 33. The site is 80 miles West of the Newark airport and ports and 90 miles West of New York City.

### PROPERTY HIGHLIGHTS

- 68,000 Daily Traffic Count Along Rt. 33
- 574' Frontage along Rt. 33
- Maximum Allowable Impervious Coverage 5.8ac +/-
- Flexible Terms Offered by the Seller

Asking Price	\$1,355,000
Site Size	8.95 Acres
Taxes (2025)	\$28,835.40
Zoning	Highway Interchange (Industrial/Commercial)
Market	Lehigh Valley

**Amy Hawley, SIOR**  
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### LOCATION INFORMATION

<b>BUILDING NAME</b>	The Galley Development Site
<b>STREET ADDRESS</b>	6615 Sullivan Trail
<b>CITY, STATE, ZIP</b>	Wind Gap, PA 18091
<b>COUNTY</b>	Northampton
<b>MARKET</b>	Lehigh Valley
<b>SUB-MARKET</b>	Slate Belt Area
<b>CROSS-STREETS</b>	S. Broadway- Route 512
<b>TOWNSHIP</b>	Plainfield
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Small
<b>NEAREST HIGHWAY</b>	Route 512 is within 1 mile of the site. Route 33 is within 1.5 mile. I- 80 & Route 33 within 14 miles of Site
<b>NEAREST AIRPORT</b>	LVIA Regional Airport is 22 miles away

### NOTABLE BY-RIGHT USES

#### INDUSTRIAL

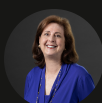
- Warehouse up to 50,000sf w/ IOS as an accessory use
- Wholesale up to 50,000sf
- Textile, Garment Industry
- Printing, Publishing,
- Manufacturing

#### COMMERCIAL

- Auto Service Station,
- Auto/Boat/RV Sales, Auto Repair, Fuel Retail Center,
- Hotel/Motel,
- Restaurant/Fast Food,

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Land
<b>PROPERTY SUBTYPE</b>	Industrial, Commercial
<b>ZONING</b>	Highway Interchange-
<b>LOT SIZE</b>	8.95 Acres
<b>LOT 1 APN #</b>	5564-17-4072-5198
<b>LOT 2 APN #</b>	5564-17-3173-7701
<b>LOT 3 APN #</b>	5564-17-4174-0093
<b>LOT FRONTAGE</b>	369 ft
<b>TRAFFIC COUNT</b>	68,000
<b>TRAFFIC COUNT STREET</b>	Rt. 33
<b>TRAFFIC COUNT FRONTAGE</b>	1574
<b>AMENITIES</b>	Level topography, paved and gravel lot
<b>TAXES (2025)</b>	\$28,835.40
<b>TOPOGRAPHY</b>	Level



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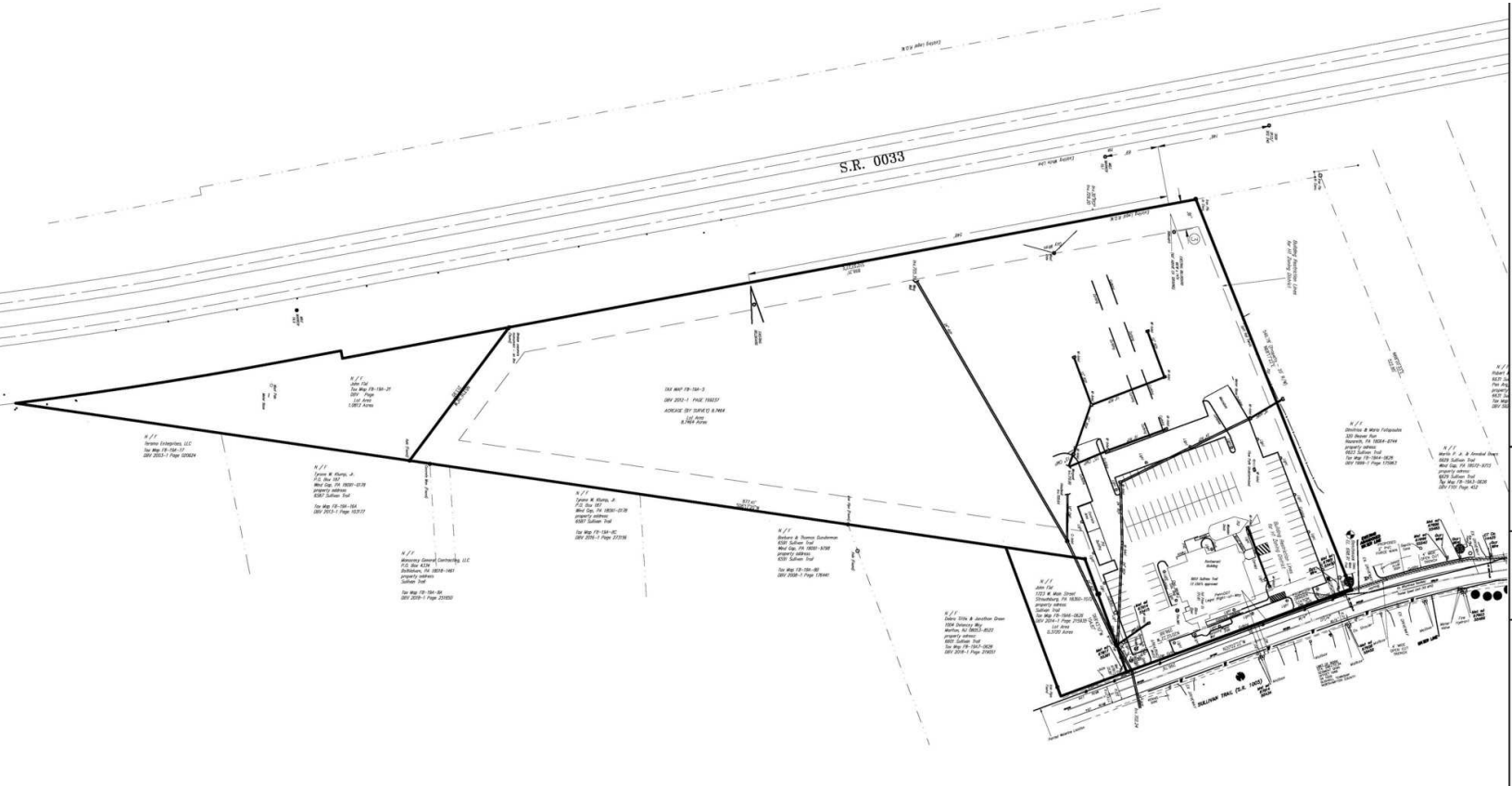




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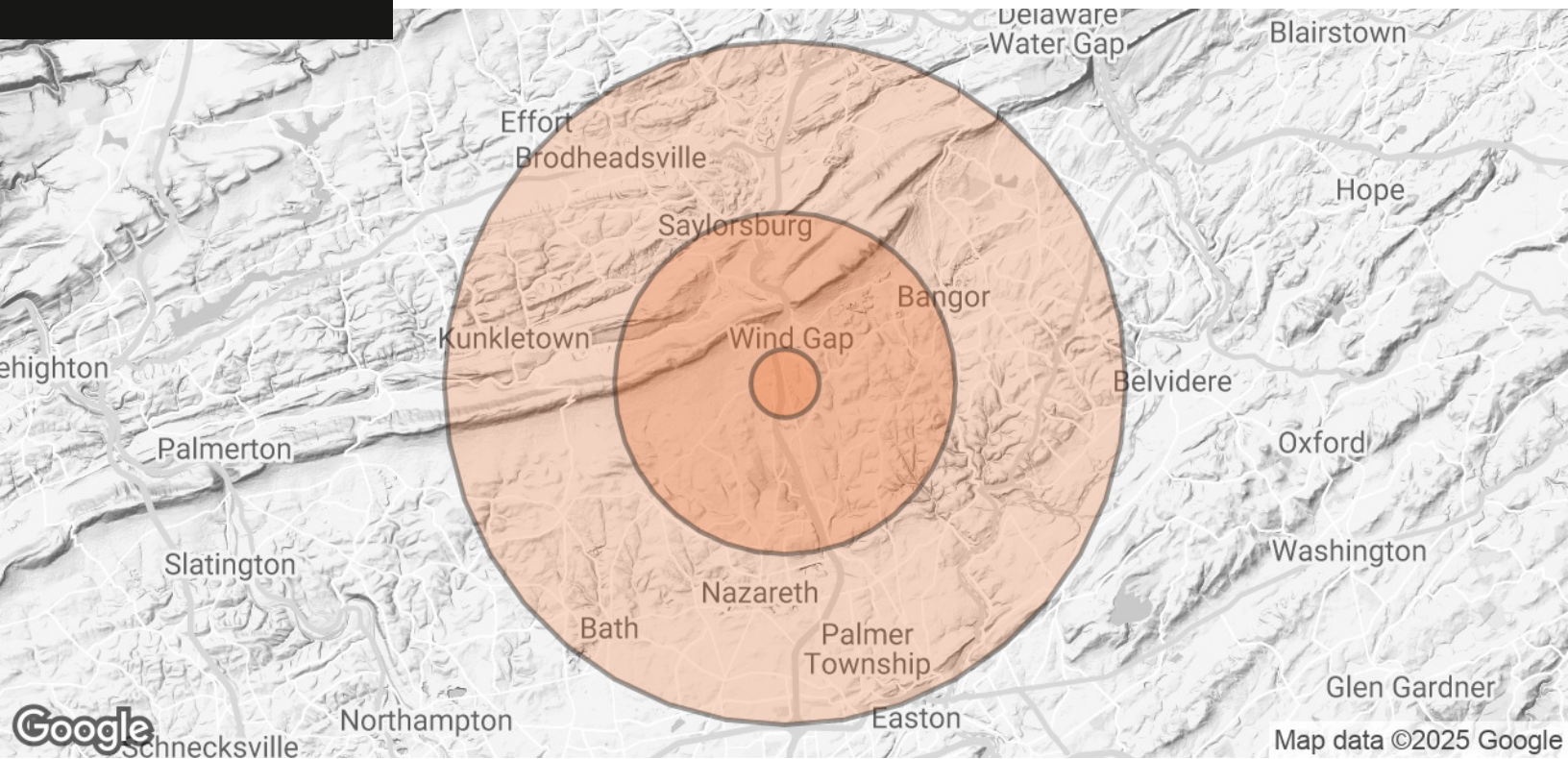




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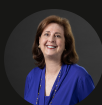


POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,584	23,745	180,443
AVERAGE AGE	48	45	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	637	9,375	68,753
AVERAGE HH INCOME	\$107,300	\$111,586	\$108,602
AVERAGE HOUSE VALUE	\$322,460	\$380,964	\$325,919

TRAFFIC COUNTS	
S. BROADWAY- ROUTE 512	68,000/day

Demographics data derived from AlphaMap



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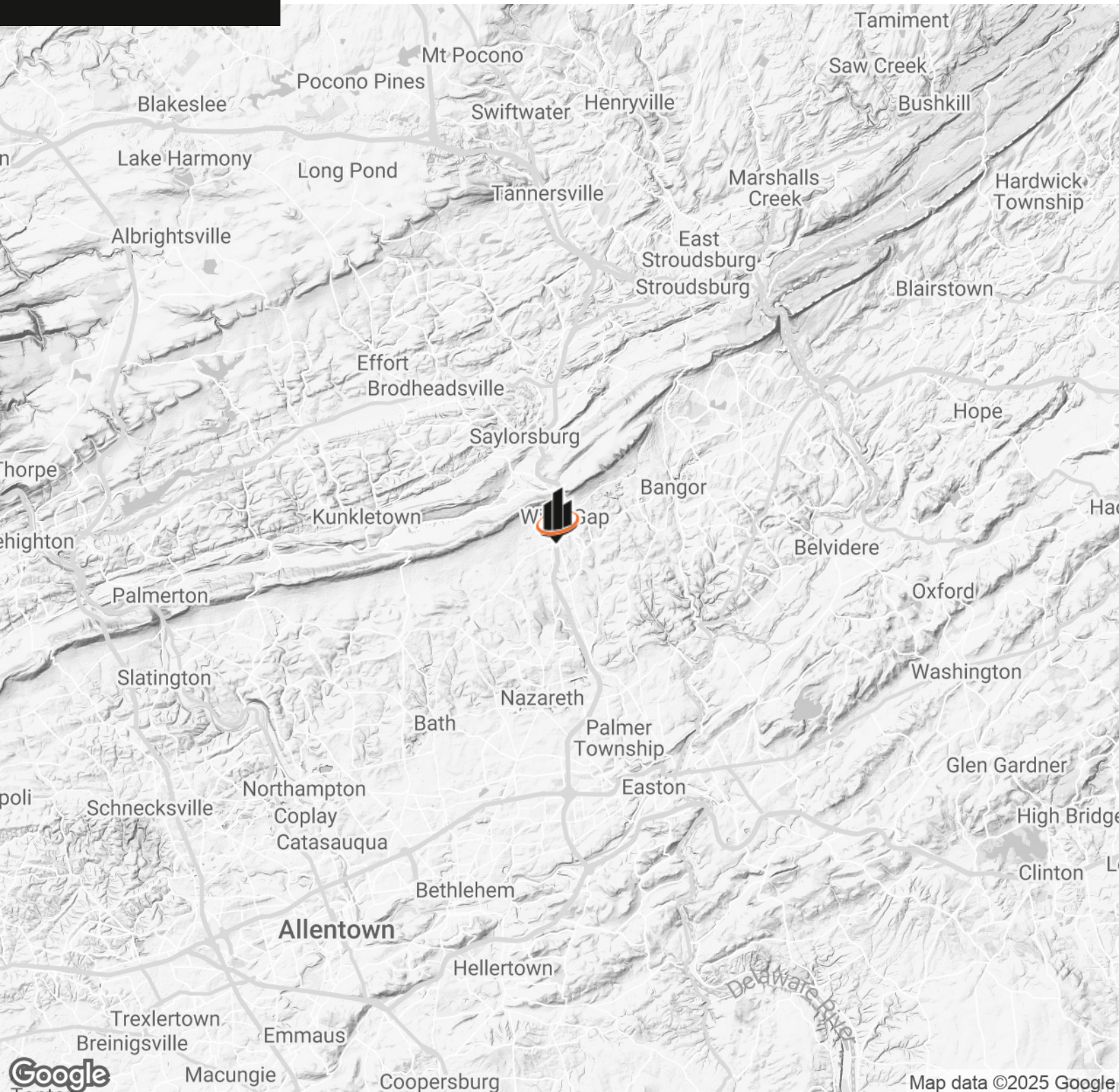




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