

PRIME MEDICAL
OFFICE SPACE

**FOR
LEASE**

**7001 N ROUTE 309
COOPERSBURG, PA 18036
FAIRMONT VILLAGE SHOPPING CENTER**

Well positioned neighborhood center with anchor space and small store space available. The center has a fabulous mix of national, regional and local Lehigh Valley tenants.

Convenient Location! Family Oriented Tenant Mix! Great Pylon Signage on Rt. 309

\$14/SF NNN



2,800 SF

**Fully Built-Out
Medical Space**

kw
KELLERWILLIAMS.
REAL ESTATE

James Balliet
President
O 610-435-1800
C 610-972-6808

James@JBPropertyGroup.com
JBPropertyGroup.com

 **THE James Balliet**
PROPERTY GROUP

- Neighborhood Center
- Parking Spaces: 519
- Zoning: C
- Stores: 20

- Center Properties: 3
- Frontage: 465' on Pa-309 Hwy, 634' on Fairmont St
- Total Land Area: 80.24 acres
- Dedicated Turn Lane

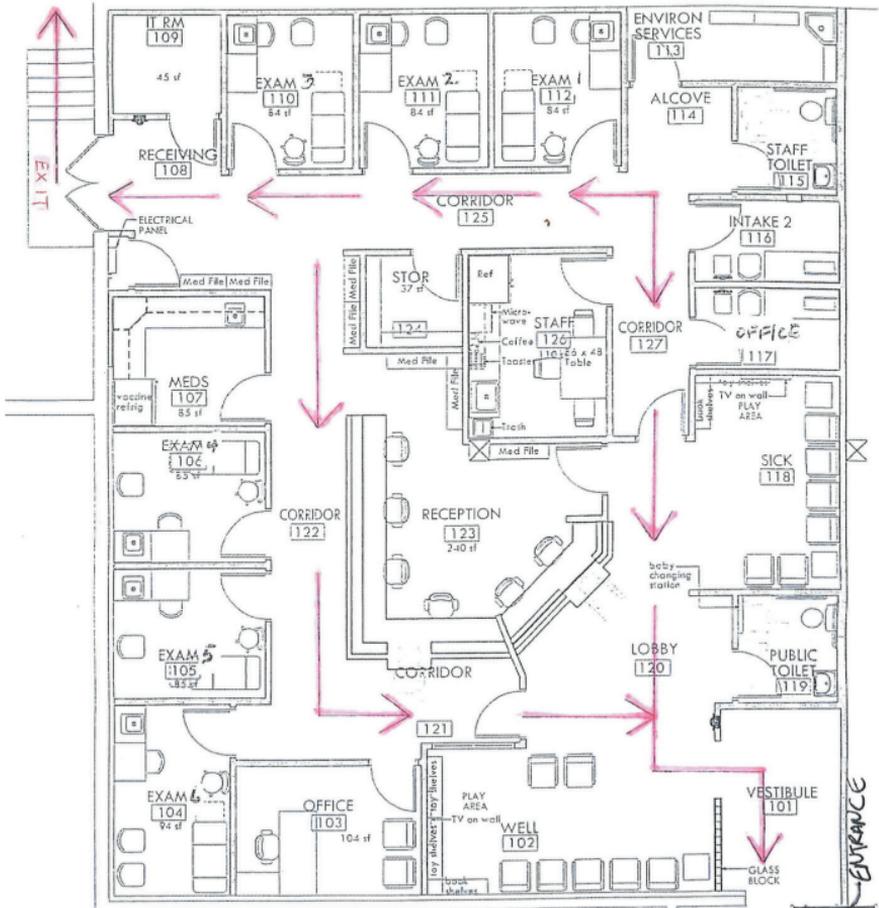
- Freeway Visibility
- Pylon Sign
- Restaurant
- Signage

TENANTS AT FAIRMONT VILLAGE
SHOPPING CENTER

- AutoZone
- Casa Toro Mexican Grill
- Eastern Gourmet
- Holiday Hair
- The Children's Learning Center



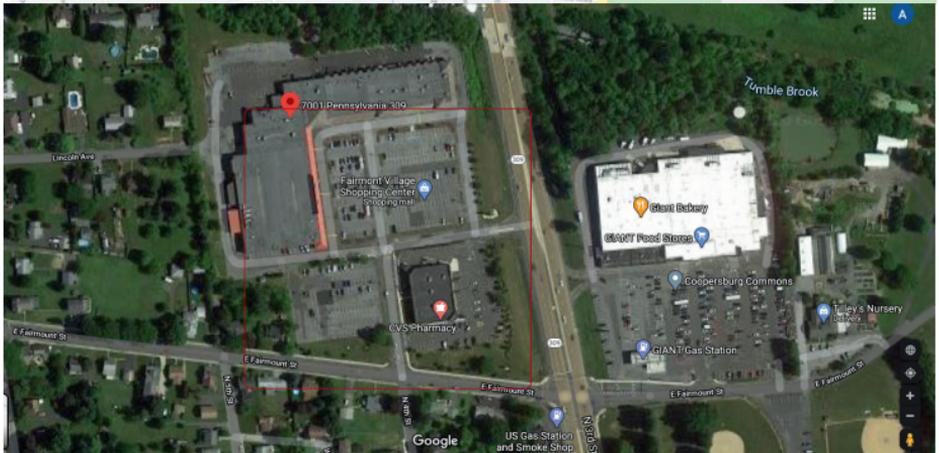
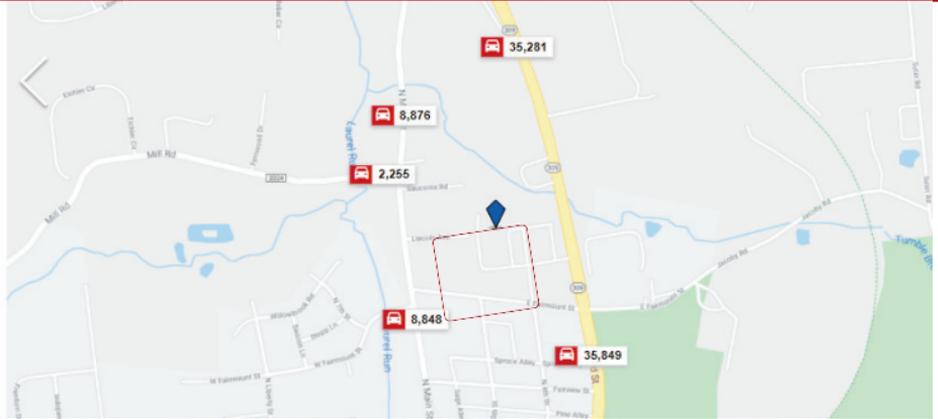
FLOOR PLAN - SUITE E



TRAFFIC



Fairmont Village is conveniently situated at signalized intersection of Rt. 309 and Fairmont Street in Coopersburg, PA.



James Balliet
President

O 610-435-1800

C 610-972-6808

James@JBPropertyGroup.com

JBPropertyGroup.com

