

RESTAURANT/
RETAIL
SPACE

**FOR
LEASE**

**580 S BROAD ST
NAZARETH, PA**

FREESTANDING RESTAURANT OPPORTUNITY

Former Pizza Hut restaurant will require some renovation. Property features dedicated parking for 35 vehicles. Perfect for Pizza, BBQ, Asian Cuisine and much more. Property can be easily converted to medical office or professional office uses also.

2,485 SF of Space with Great Visibility and Location



- Space Use: Restaurant
- Condition: Full Build-Out as Restaurant/Cafe
- Availability: Now
- Renovation Needed

- Property Type: Retail / Property Subtype: Restaurant
- Space: 1st Floor
- Size: 2,485 SF
- Term: 5 Years
- Type: Triple Net (NNN)
- Lease rate does not include utilities, property expenses or bldg services

Easily converted to a
medical or professional office

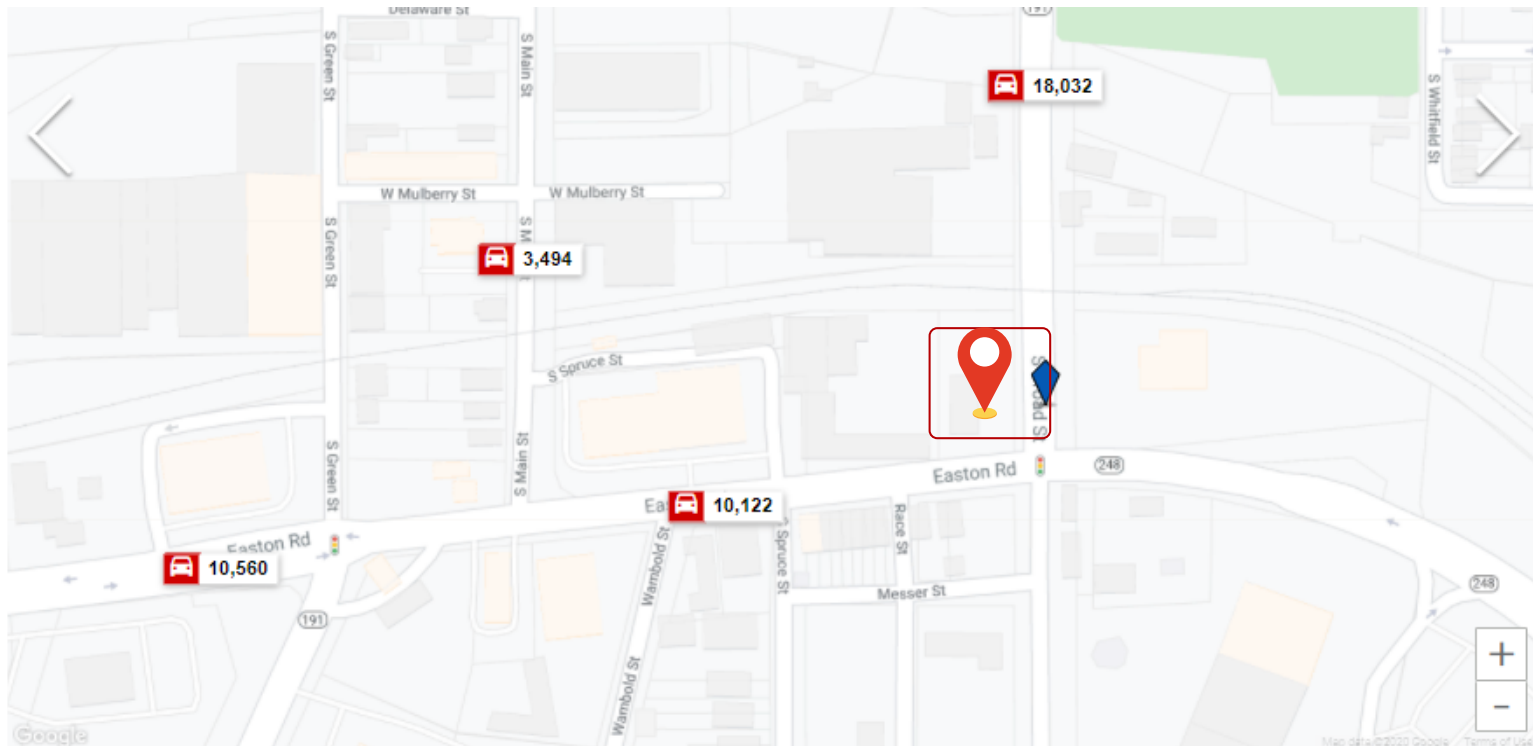
kw
KELLERWILLIAMS
REAL ESTATE
Each office is individually owned and operated

James Balliet
President
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com
JBPropertyGroup.com

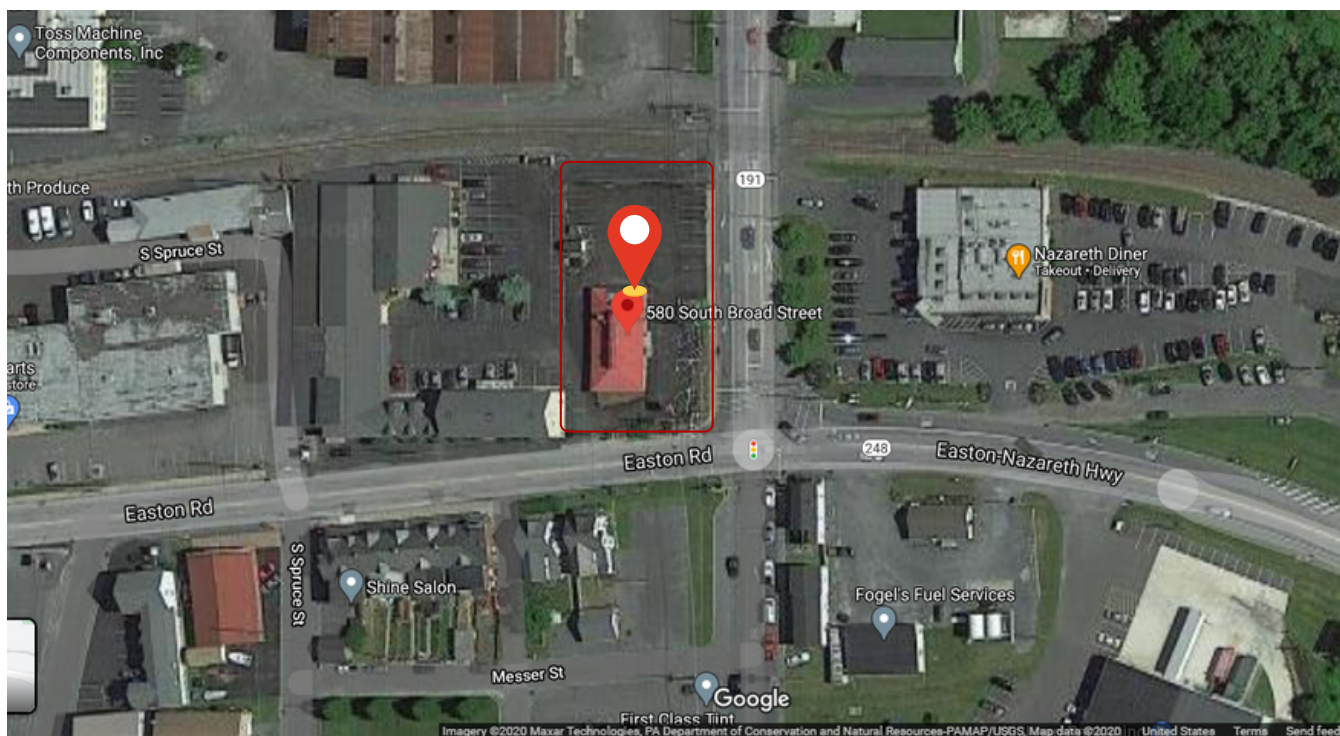
THE James Balliet
PROPERTY GROUP

If you have a brokerage agreement with another agency, this is not intended as a solicitation.

TRAFFIC & LOCATION



WALK SCORE ©
Very Walkable (70)



Source: Google Maps



James Balliet
President
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com
JBPropertyGroup.com



If you have a brokerage agreement with another agency, this is not intended as a solicitation.

- Great Visibility
- Large Pylon Sign
- Located at Signalized Intersection of Rt. 191 and Rt. 248



James Balliet
 President
 O 610-435-1800
 C 610-972-6808
 James@JBPropertyGroup.com
 JBPropertyGroup.com



If you have a brokerage agreement with another agency, this is not intended as a solicitation.