



425 Kromer Road

Wind Gap, Northampton County, PA

Property Features

- ±25 acres with Route 33 Frontage
- Possible Apartment Development
- Parcels sit in separate neighboring municipalities, Bushkill & Plainfield Townships
- Majority of the property sits in Plainfield Township and is zoned General Commercial (GC)
- Permitted by right uses in GC include Personal Care Facility, Warehouse, Assembly & Packaging Facility, Office, Convenience Store, Fuel Retail Center, Self-storage, Restaurant/Tavern, Vineyard & Winery
- **Sale Price: \$3,250,000**



For more information:

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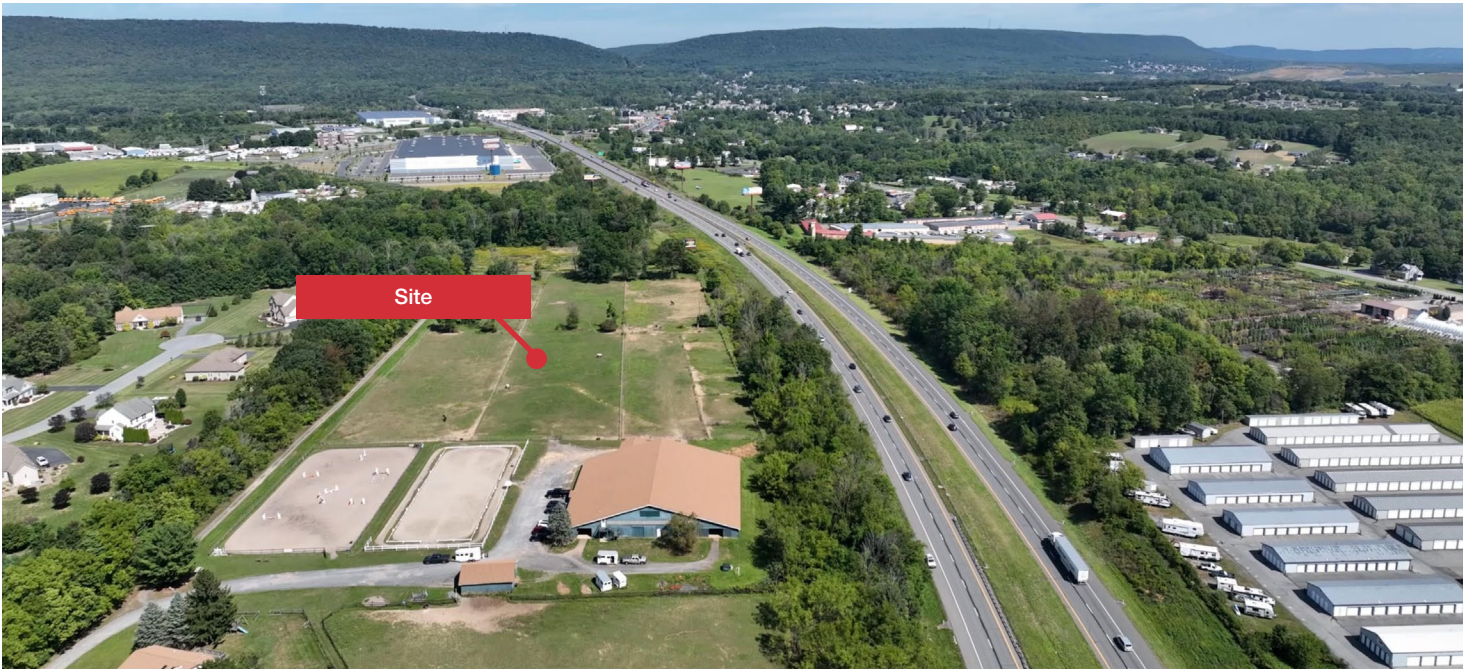
425 KROMER ROAD WIND GAP, PA

Facing South



425 KROMER ROAD WIND GAP, PA

Facing North



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Area Overview

Located in Wind Gap, PA.

Access to Routes 33 and 512

Area amenities include local and chain restaurants, pharmacies, auto retailers and services, Giant Grocery Store and Dollar Tree.

AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	911	9,852	28,215
Median Age	47.7	47.4	46.2
Average HH Income	\$109,654	\$97,484	\$107,238
Total Businesses	52	359	774
Total Employees	475	2,841	7,148

TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
Sullivan Trail	0.32	Kromer Road	2019	4,798
State Rte 512	0.92	S Broadway	2017	8,208
State Rte 33	1.07	Male Rd	2017	32,976