

HAMBURG, PA

140 WILDERNESS TRAIL ROAD

±4,775 SF ON ±1.3 AC AVAILABLE FOR LEASE

PHILADELPHIA MSA

JOIN

Cabela's
6 MILLION VISITORS/YEAR

LOWE'S



Walmart

DOLLAR TREE

RARE FREESTANDING SECOND GEN RESTAURANT OPPORTUNITY



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

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get in touch.

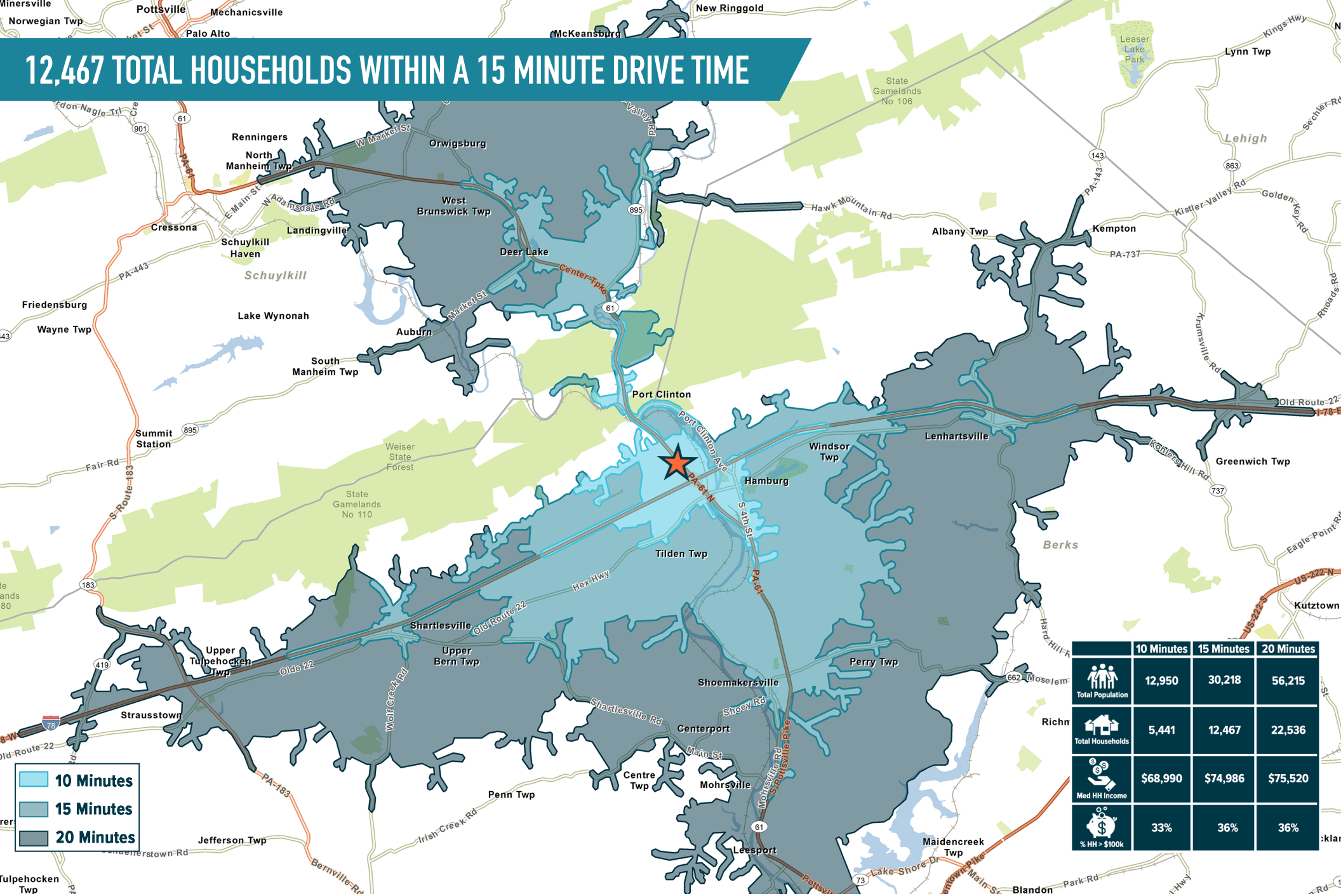
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12,467 TOTAL HOUSEHOLDS WITHIN A 15 MINUTE DRIVE TIME



	10 Minutes	15 Minutes	20 Minutes
Total Population	12,950	30,218	56,215
Total Households	5,441	12,467	22,536
Med HH Income	\$68,990	\$74,986	\$75,520
% HH > \$100k	33%	36%	36%

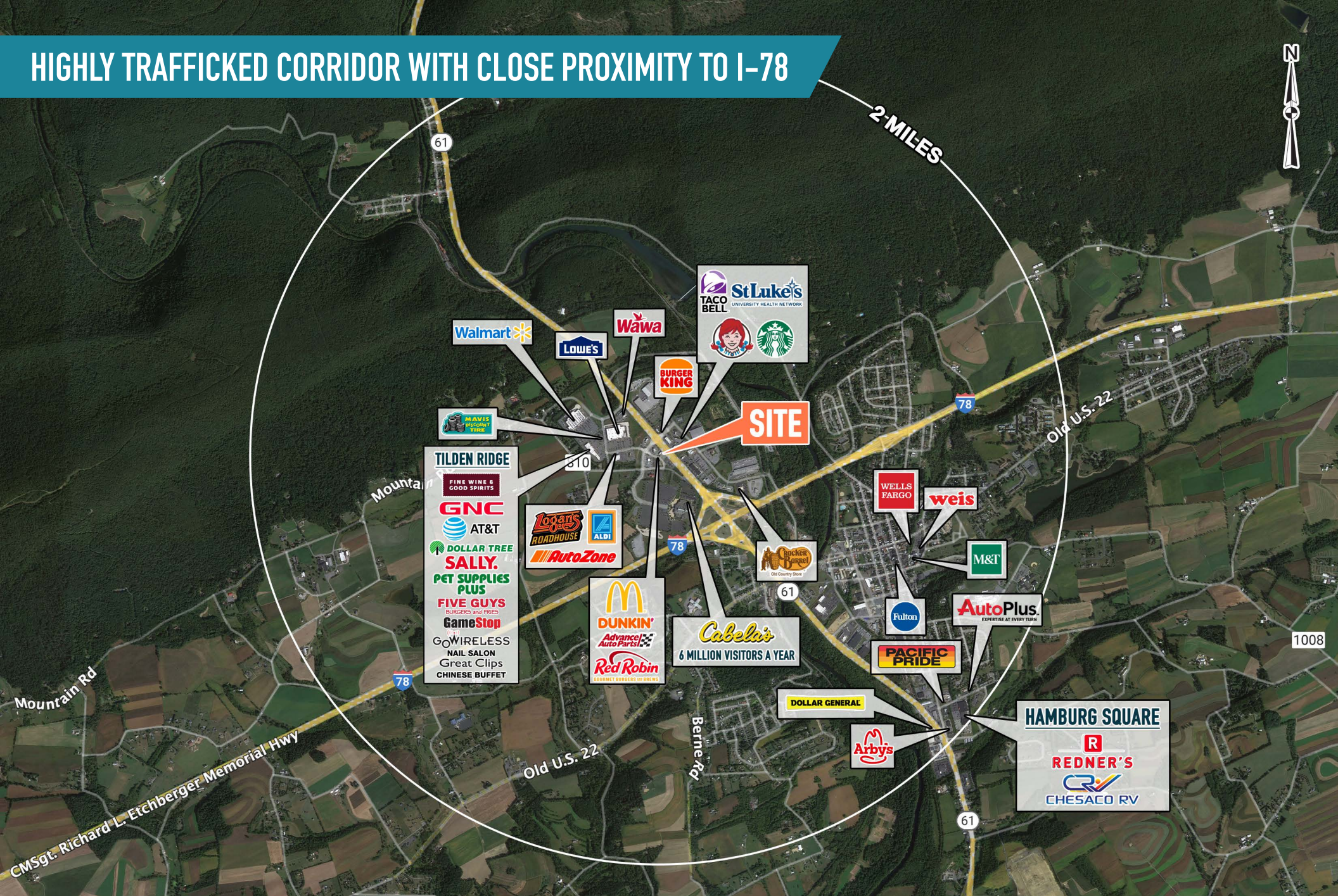
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HIGHLY TRAFFICKED CORRIDOR WITH CLOSE PROXIMITY TO I-78



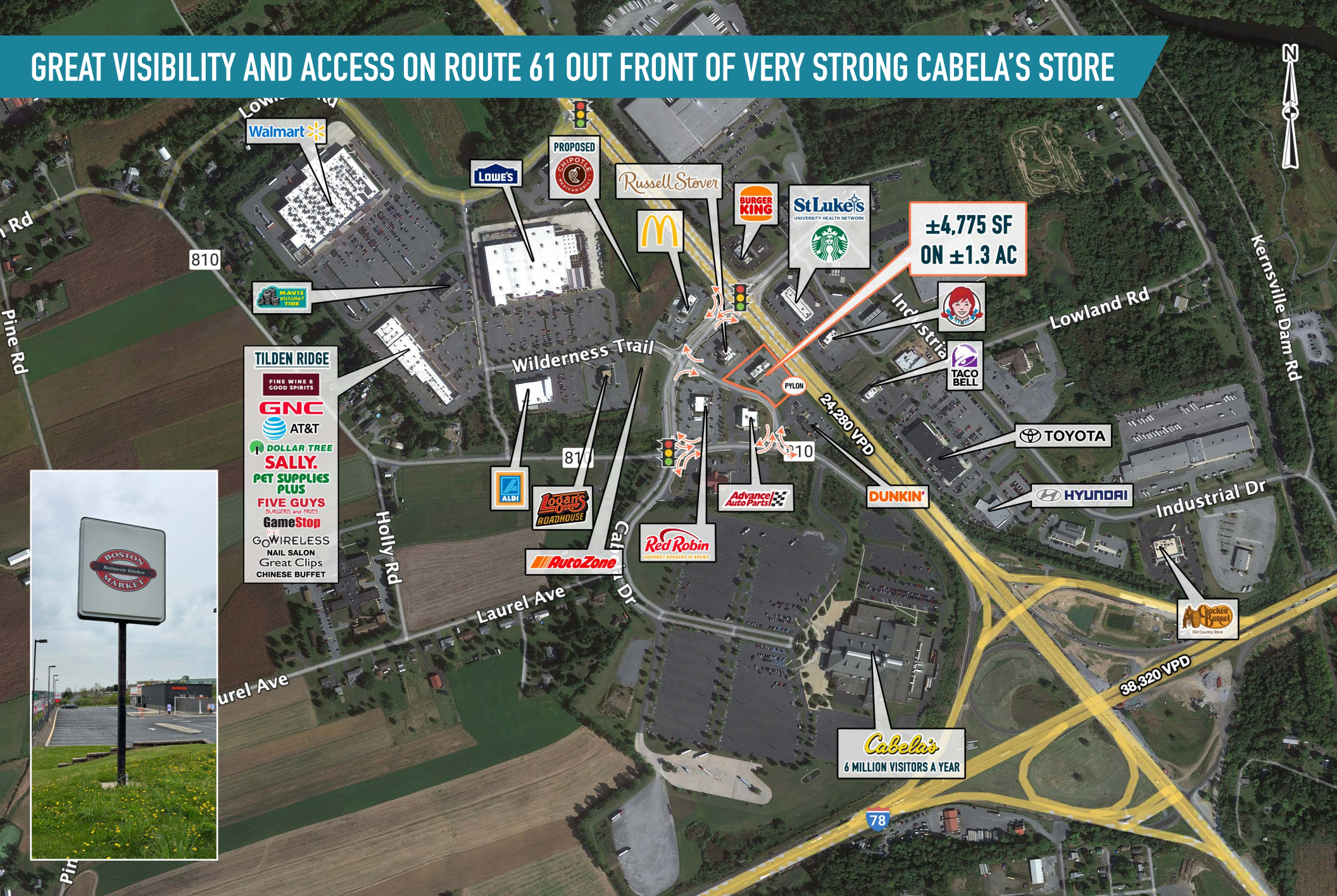
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GREAT VISIBILITY AND ACCESS ON ROUTE 61 OUT FRONT OF VERY STRONG CABELA'S STORE



- TILDEN RIDGE**
FINE WINE & GOOD SPIRITS
- GNC
 - AT&T
 - DOLLAR TREE
 - SALLY'S PET SUPPLIES PLUS
 - FIVE GUYS BURGERS and FRIES
 - GameStop
 - GO WIRELESS
 - NAIL SALON
 - Great Clips
 - CHINESE BUFFET



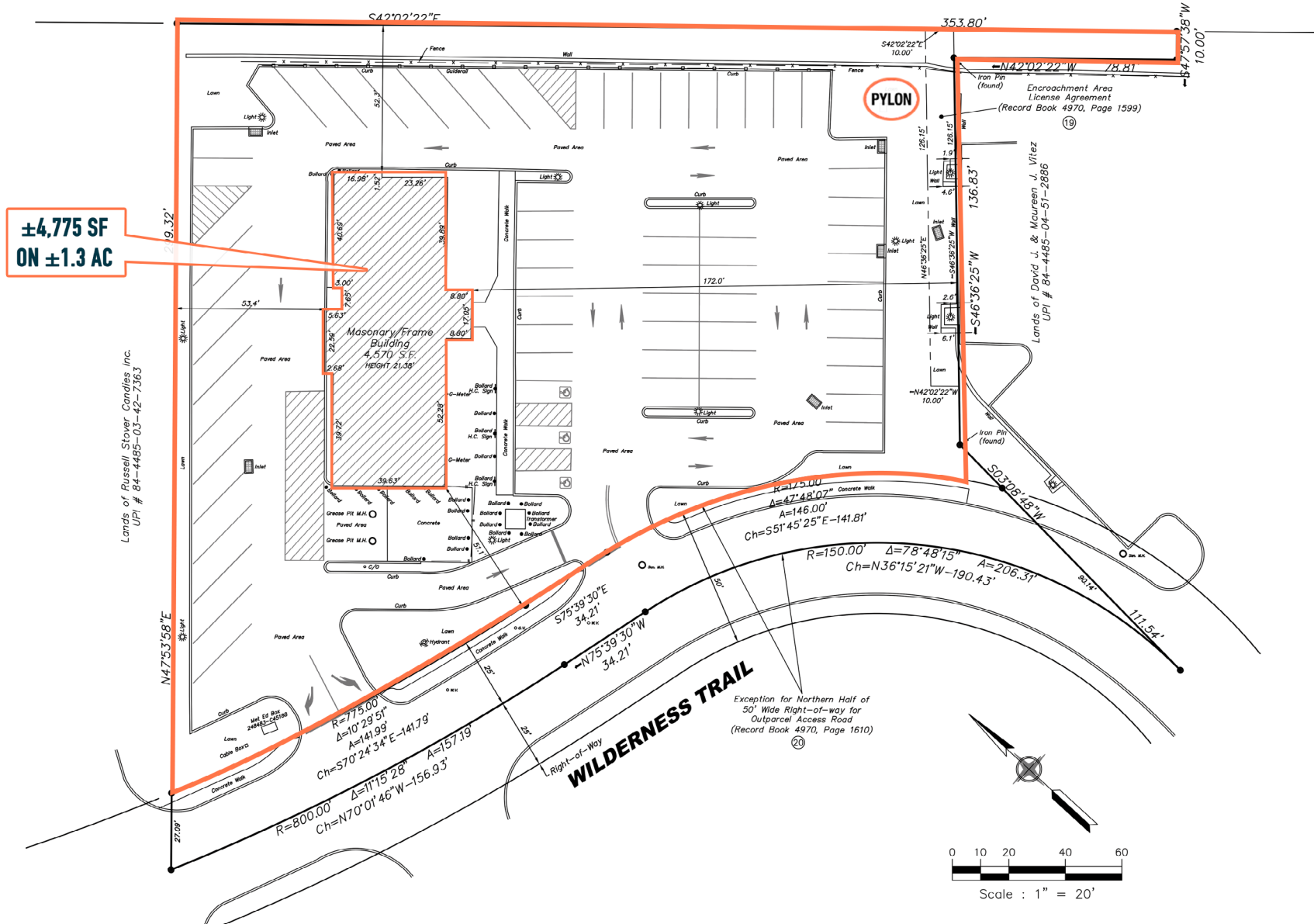
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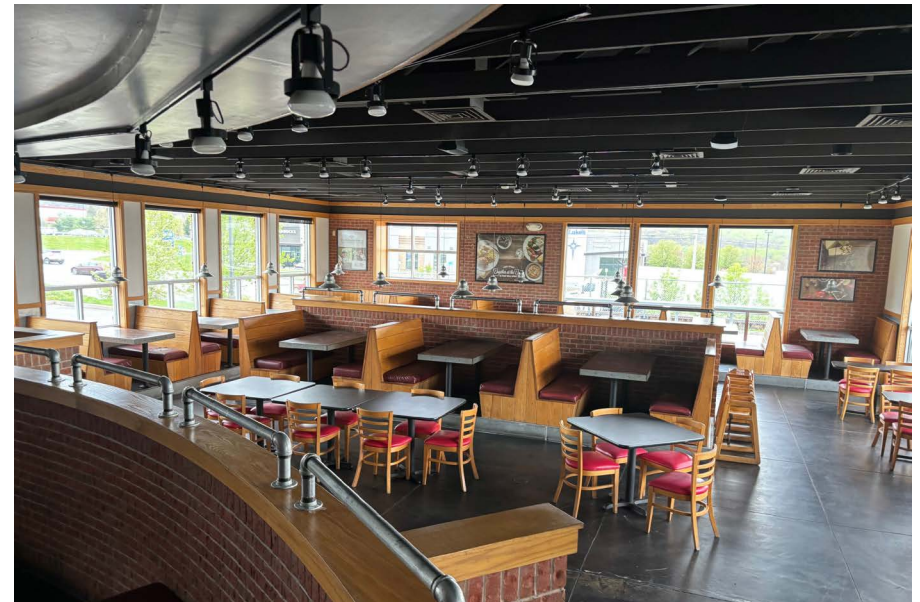
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SITE PLAN



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PHOTOS



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