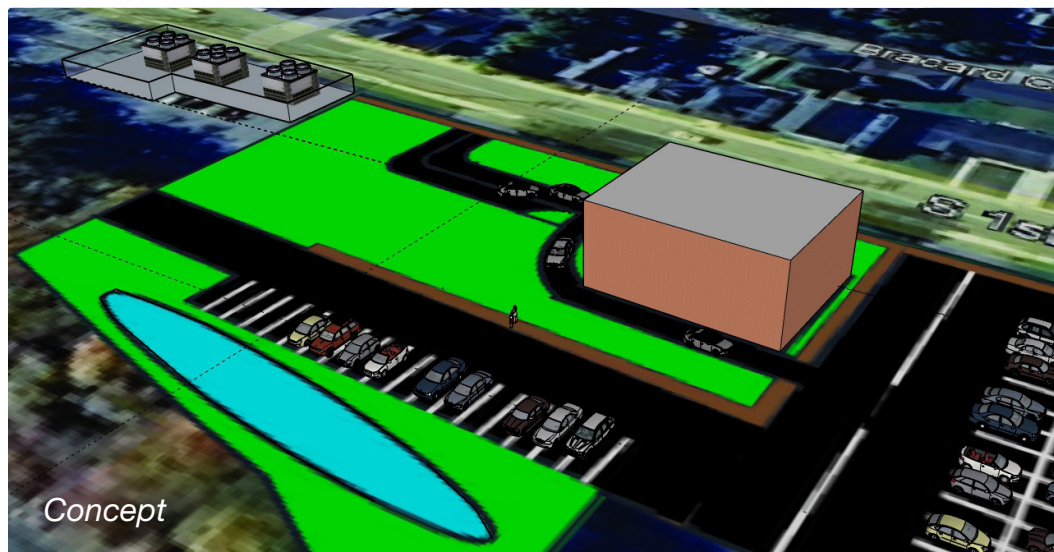




**Redevelopment  
Opportunity  
for Drive-Thru  
Restaurant**



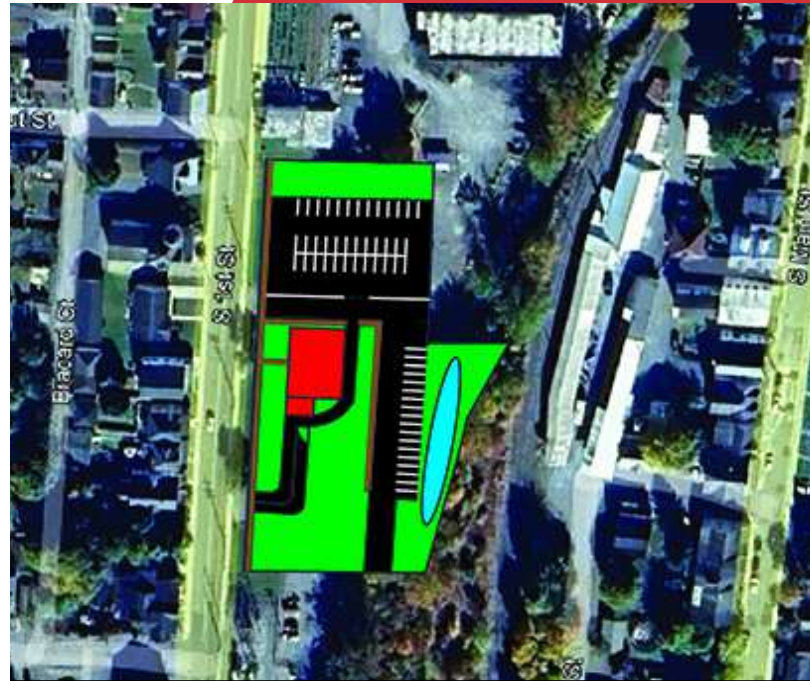
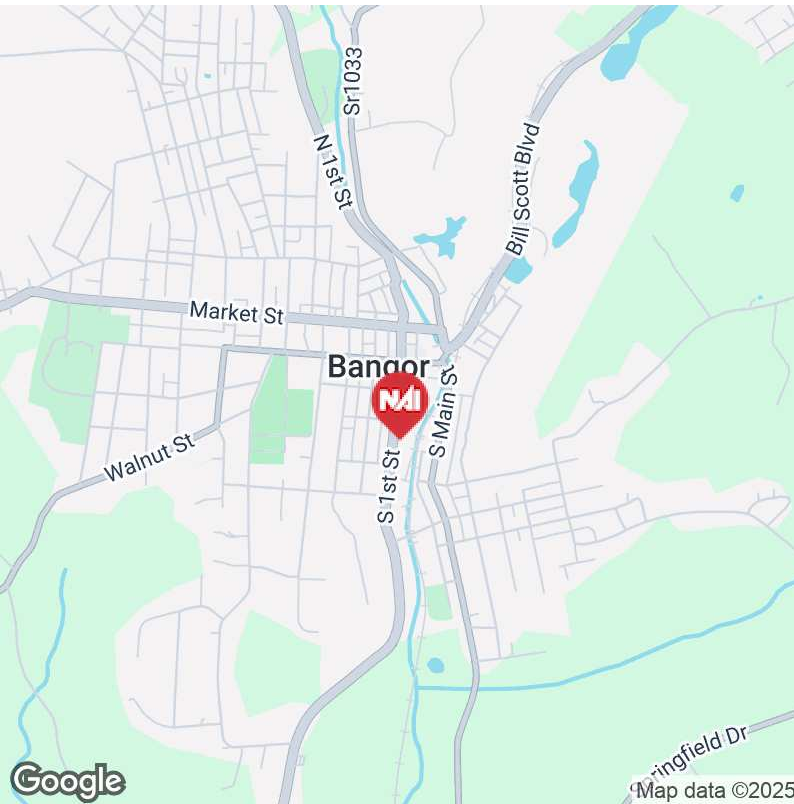
## 333 S 1st Street

Bangor, PA

**Matt Sprung, AICP, PP**

O: 610.871.1721 | C: 610.417.2198

[msprung@naisummit.com](mailto:msprung@naisummit.com)



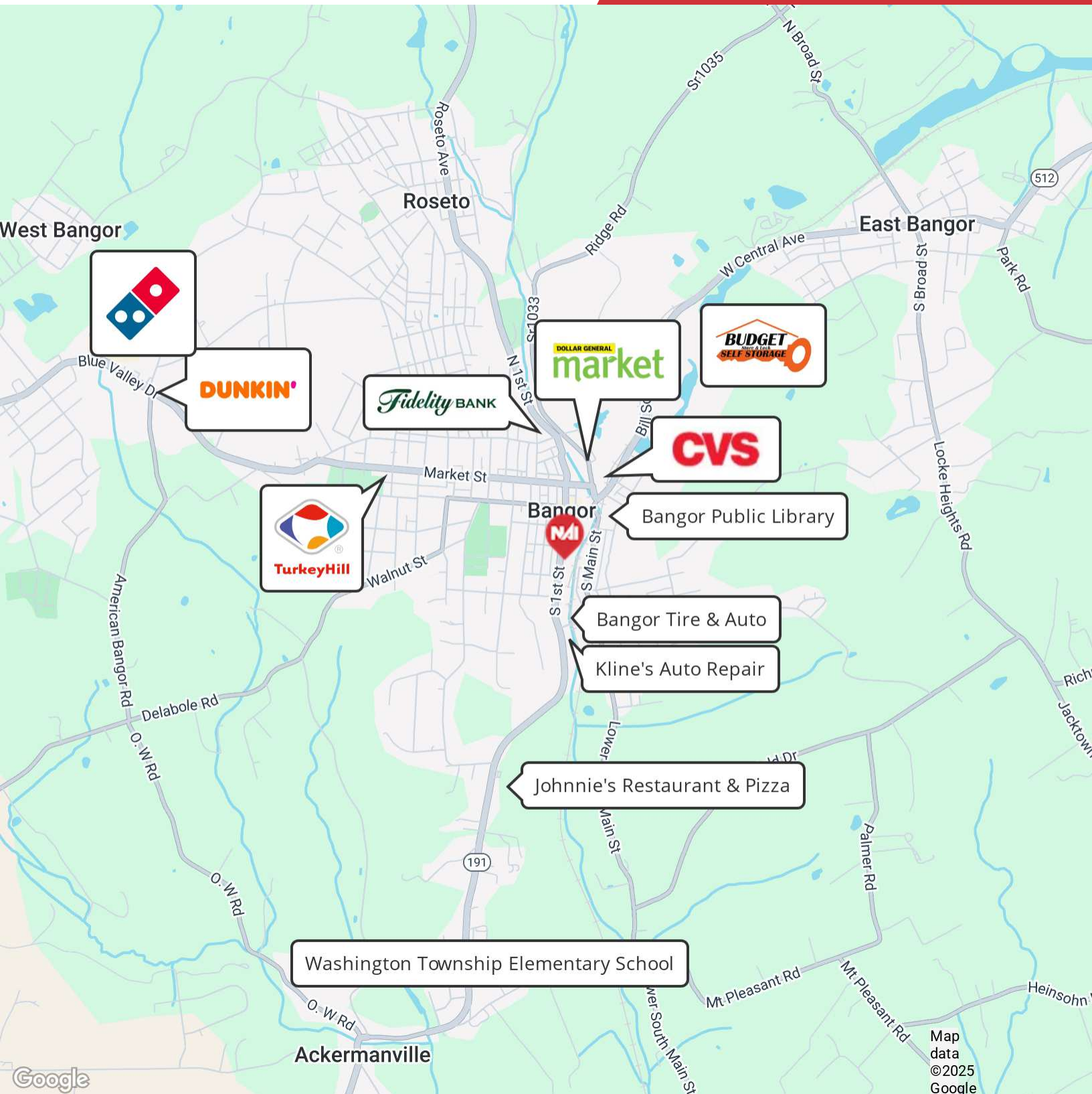
For Discussion Only  
Concept Plan Prepared by Matt Sprung, AICP, PP

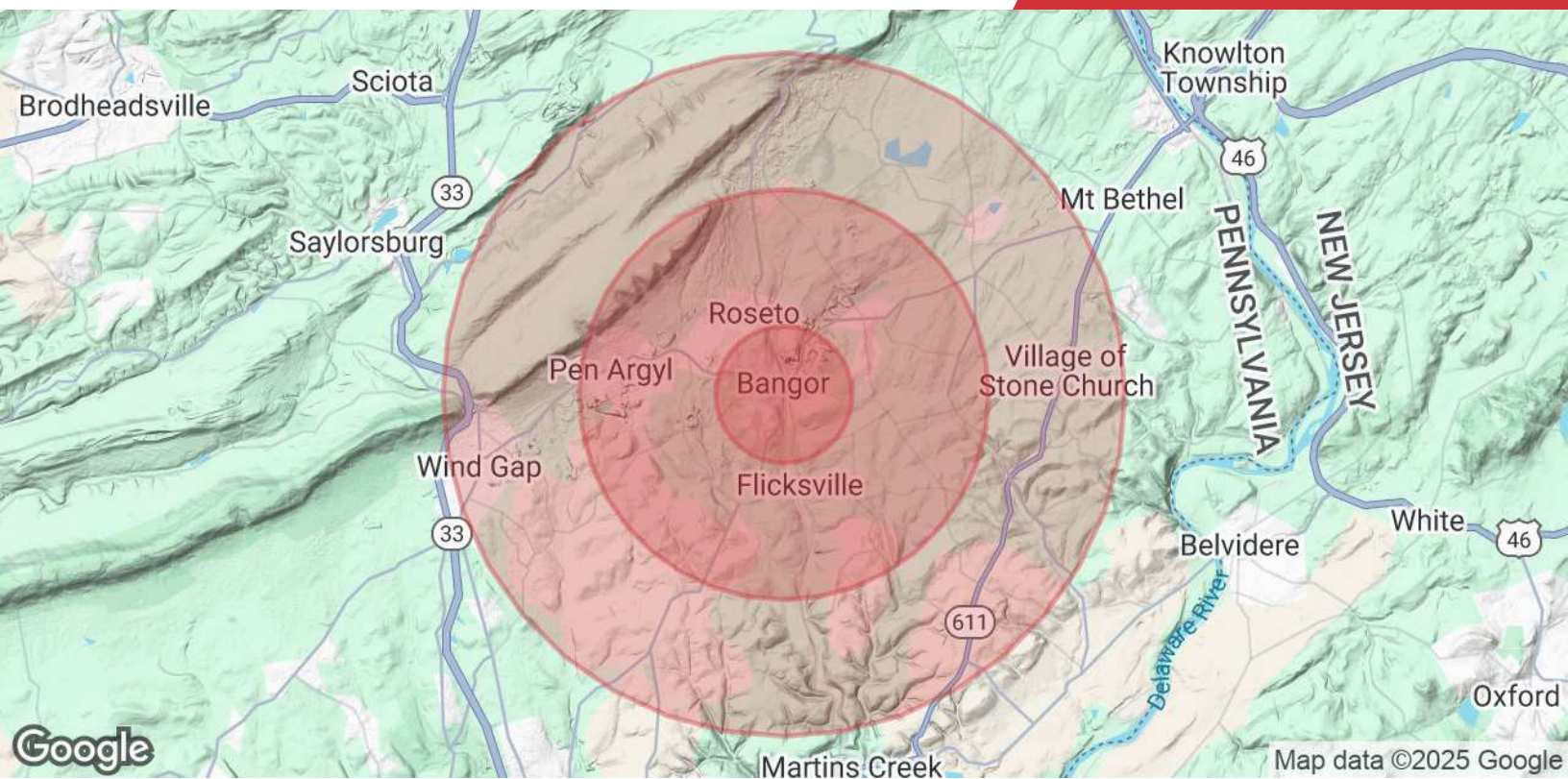
Property Type	Flex Building
Zoning	Gateway Commercial
Building Size	10,682 SF
Lot Size	1.74 Acres
Year Built	1961
Number of Floors	1

This property presents an excellent option for redevelopment.

Permitted uses include: retail or convenience store, drive-thru restaurant, bar/tavern, indoor entertainment, dance and/or art studios, financial institutions, professional office users, and much more.

- Redevelopment Concept Plan above shows a 4,250 Sq. Ft. Drive-Thru Restaurant
- Potential for commercial, retail, and restaurant tenants
- Gateway Commercial Zoning
- Wide range of permitted uses





Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	6,059	17,634	26,195
<b>Average Age</b>	40	42	44
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,467	7,008	10,629
<b># of Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$81,570	\$93,612	\$95,728
<b>Average House Value</b>	\$284,376	\$306,172	\$322,393

Demographics data derived from AlphaMap

Traffic Counts	Cross Street	Traffic Volume	Count Year
<b>S 1st Street</b>	Church St S	7,298	2022
<b>S Main Street</b>	W Kline St S	2,987	2022
<b>S 1st Street</b>	Broadway N	6,701	2022