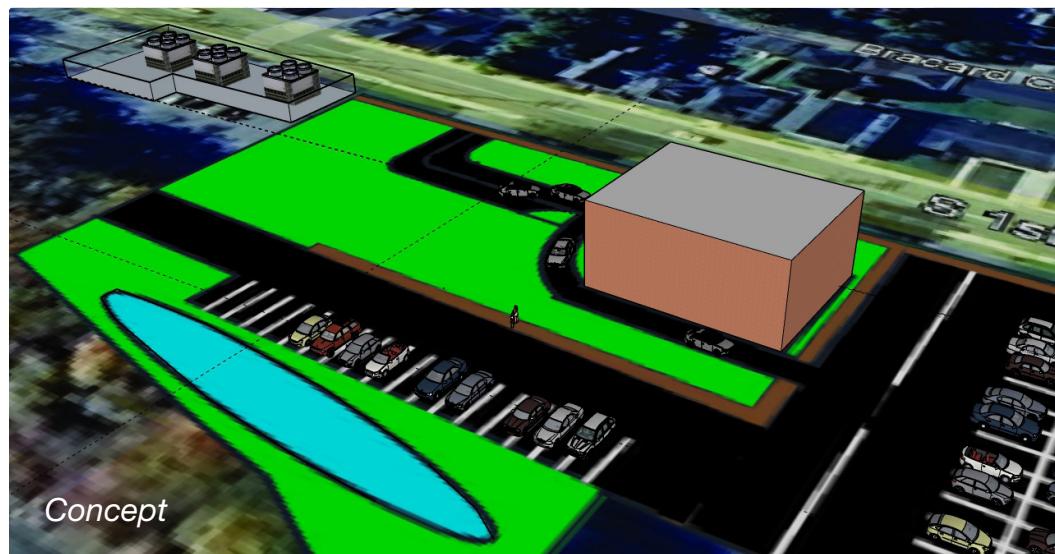


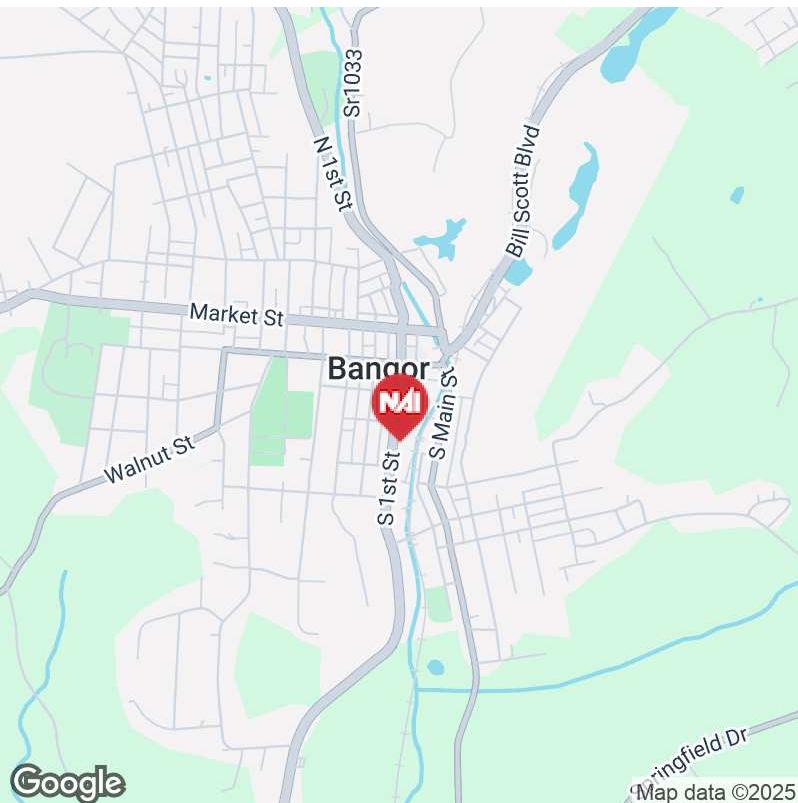


**Redevelopment
Opportunity
for Drive-Thru
Restaurant**



333 S 1st Street
Bangor, PA

Matt Sprung, AICP, PP
O: 610.871.1721 | C: 610.417.2198
msprung@naisummit.com



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

- 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

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.

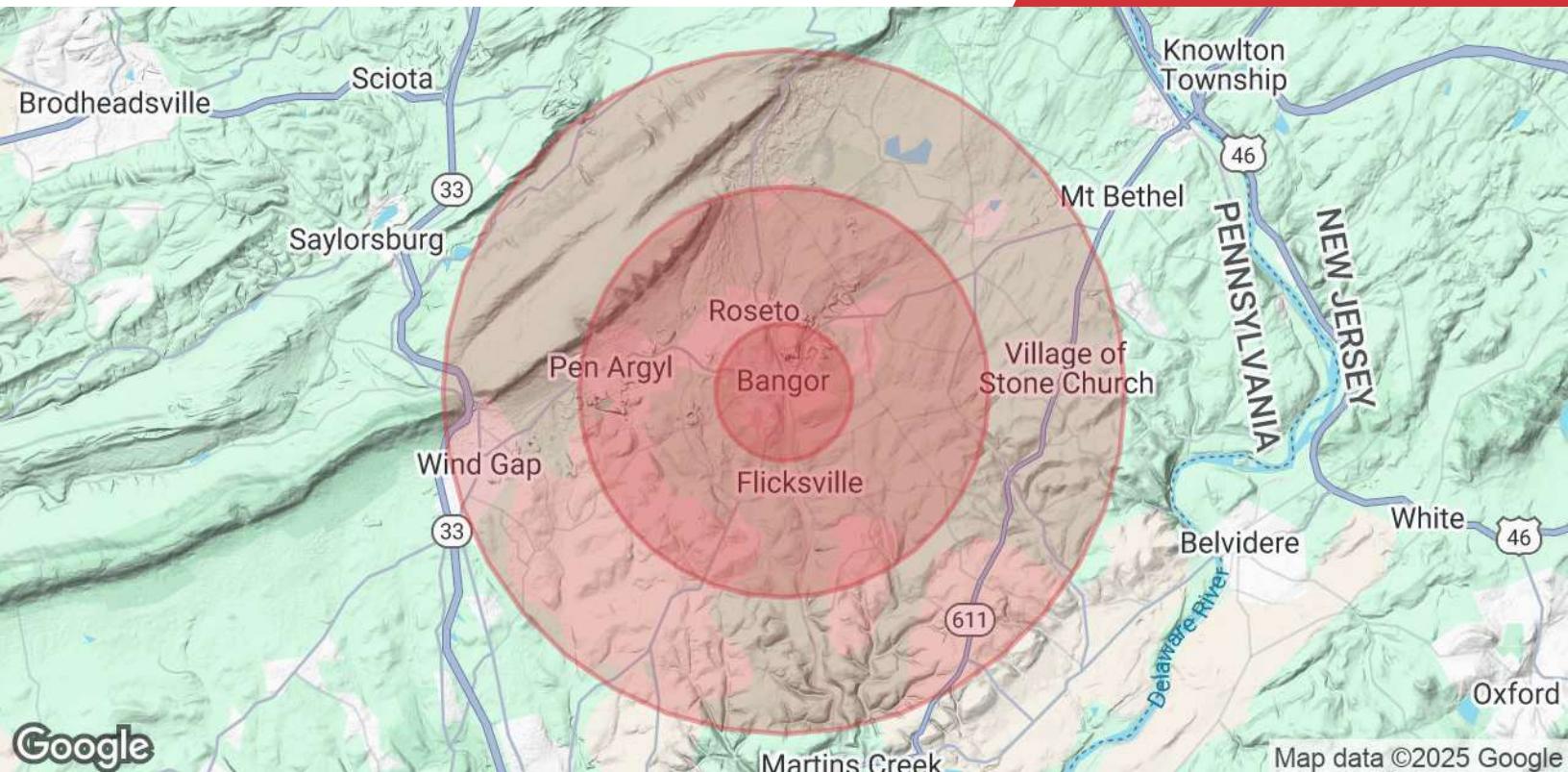
Permitted uses include: retail or convenience store, drive-thru restaurant, bar/tavern, indoor entertainment, dance and/or art studios, financial institutions, professional office users, and much more.



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1620 Pond Road, Suite 150
Allentown, PA 18104
610 264 0200 tel
naisummit.com

Map
data
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Google



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

Demographics data derived from AlphaMap

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

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