



OFFERING SUMMARY

# Giant-Anchored Community Shopping Center

Wind Gap Plaza | 837 Male Rd & 856 S Broadway, Wind Gap, PA 18091

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## INVESTMENT HIGHLIGHTS

- Turnkey opportunity
- 97% leased and occupied on a net lease basis
- Anchored by Giant Food Stores, leased through March 2035
- Giant annual store sales over \$700 PSF
- Strong shadow anchors Tractor Supply and Ocean State Job Lots
- Professionally maintained and managed
- Annual HHI exceeds \$100,000
- Offered below replacement cost
- Centrally placed in one of Pennsylvania's fastest expanding markets

# The Opportunity

Colliers is the Owner's exclusive agent offering for sale the fee simple interest in the Giant-anchored community shopping center at 837 Male Road in Wind Gap, PA, Northampton County, Pennsylvania, including a neighboring outparcel at 856 S Broadway ground-leased to Fulton Bank (the "Property").

The 94,830-square-foot Class B Property is 97% net-leased to a solid roster of national and local tenants, including anchor Giant Food Stores Inc. The Property's weighted average remaining lease term ("WALT") by GLA, as of an anticipated Closing date of July 31, 2026, is 3.6 years.

Shadow anchors are Tractor Supply and Ocean State Job Lots.

The Property is readily visible, with frontage on Male Road and exposure from abutting PA Route 33, the freeway which connects I-78 and I-80 in eastern

Pennsylvania, carrying an average of 33,239 vehicles per day.

Average HHIs are substantial, ranging from \$104,881 within 3 miles to \$119,605 within 10 miles.

Professionally managed and leased by a third-party firm, this purchase opportunity is suitable for both remote and hands-on investors.

The Property is located in eastern Pennsylvania's Lehigh Valley, a market within a day's drive of one-third of the U.S. population, making it a prime spot to **make** and **move** products. With a growing **\$57 billion economy**, a skilled labor force of 1.8 million, and access to top-tier colleges and technical schools, the Lehigh Valley is made for **business success**. And with a strong quality of life, it's not just where people work. It's where they **choose to stay**.

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