



For Lease

FOGELSVILLE CENTER

7720 Main Street (Route 100)
Fogelsville, PA 18051

PROPERTY DESCRIPTION

90% leased Single story 32,732 SF neighborhood shopping center, adjacent to a 67-unit Hawthorne Suites Hotel. Out parcel tenant pads include, Cracker Barrel, Arby's, Long John Silver's, just opened Sherwin Williams and Mavis Discount Tire.

AVAILABLE SPACE

Units 10A-11: 1,600 SF

RENTAL RATES

\$16.00 psf NNN

CAM & REAL ESTATE TAXES

\$6.85 psf projected 2023

ZONING

Retail-Commercial

PARKING

On-site parking 5/1000

TRAFFIC COUNTS

ADT 28,000 along Route 100 and Old Route 22

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Brian S. Silbert
President & CEO
908.604.6900
Info@silbertrealestate.com

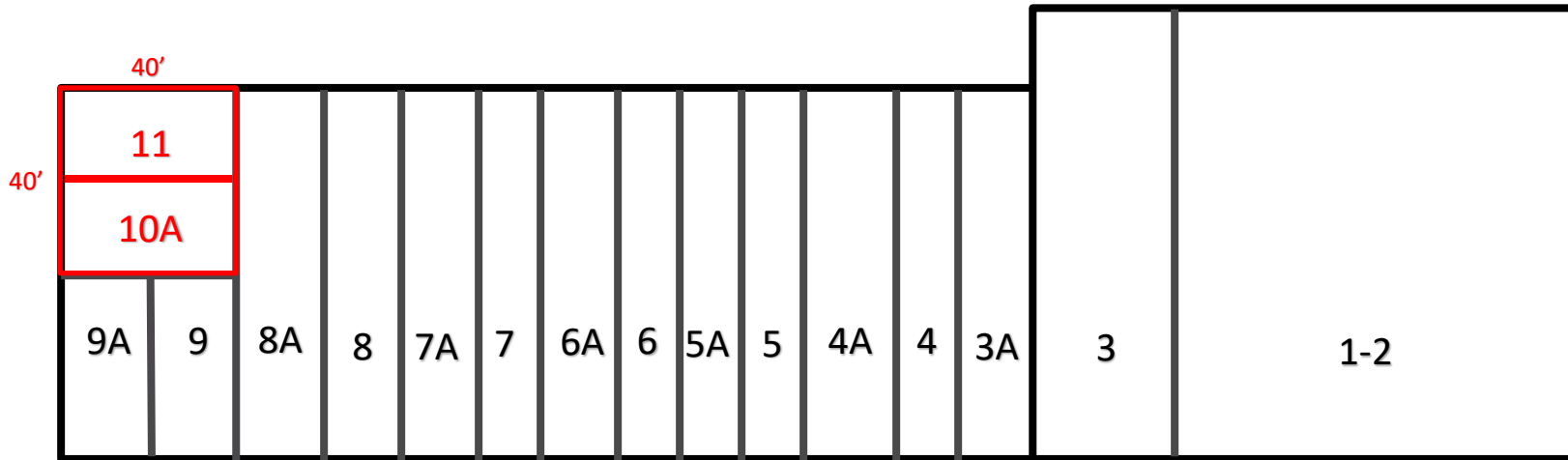
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

Leasing Plan

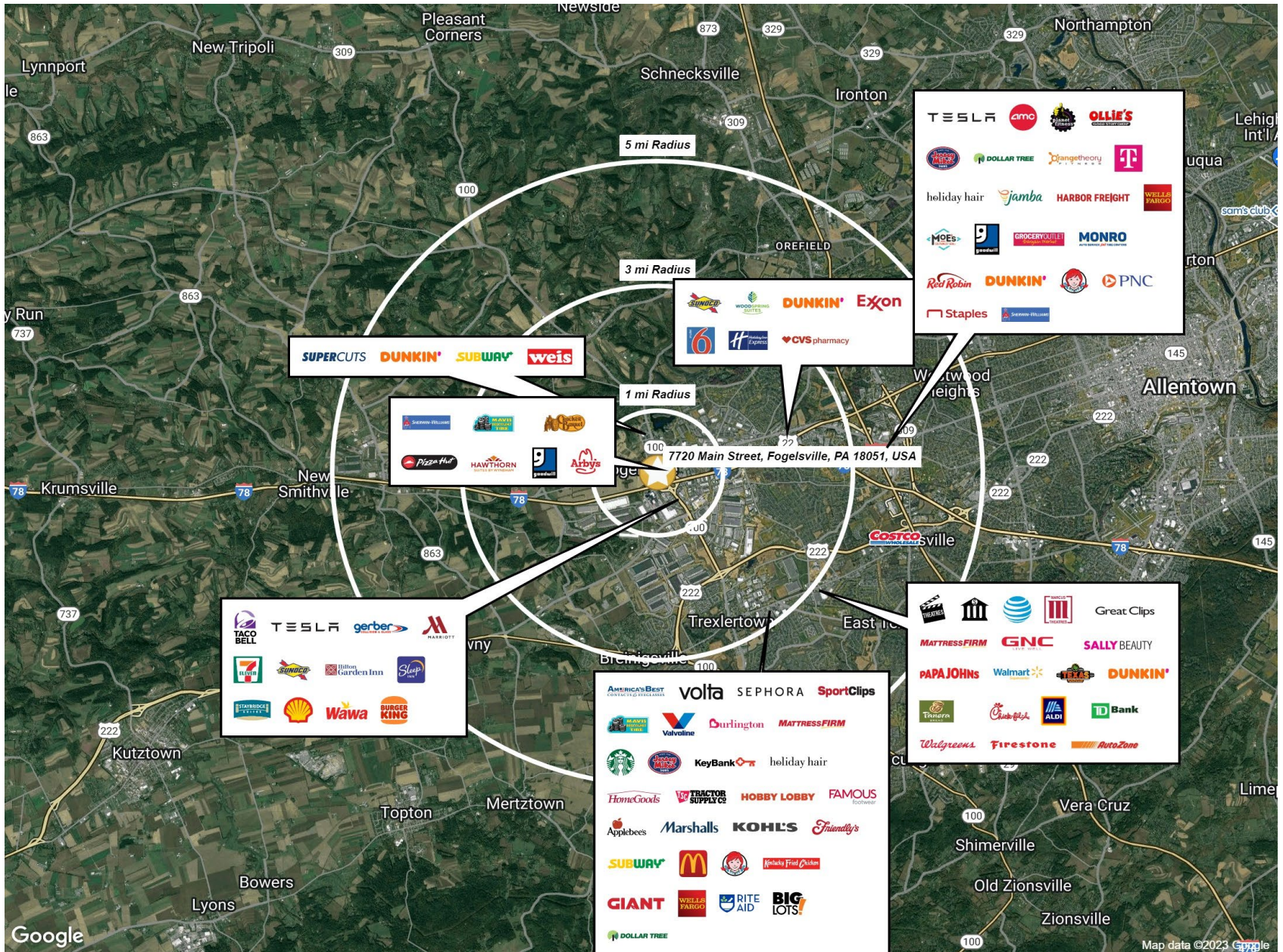


Unit 1-2	Goodwill Keystone	8,000 SF
Unit 3 & 3A	Wellness Center	3,582 SF
Unit 4A & 4	Good Shepard	2,800 SF
Unit 5	Martial Arts (Coming Soon)	1,400 SF
Unit 5A	Art & Soul Tattoo	1,400 SF
Unit 6	Nail Salon	1,318 SF
Unit 6A & 7	Mediterranean Café & Grill	2,682 SF
Unit 7A	Smoke Shop	1,950 SF
Unit 8	Panda Fish	1,600 SF
Unit 8A	Dominos Pizza	1,600 SF
Unit 9	Massage spa	800 SF
Unit 9a	Dry Cleaners	800 SF
Unit 10A&11	Available	1,600 SF

Overhead Aerial



Regional Aerial



AREA DEMOGRAPHICS

2 Mile Radius

Population	7,191
Median HH Income	\$119,896
Average HH Income	\$147,215
Total Households	2,496
Median Age	40.7
Daytime Population	14,976

3 Miles Radius

Population	22,455
Median HH Income	\$104,322
Average HH Income	\$126,457
Total Households	8,3059
Median Age	40.1
Daytime Population	25,888

5 Miles Radius

Population	65,735
Median HH Income	\$95,598
Average HH Income	\$120,306
Total Households	24,956
Median Age	41.6
Daytime Population	62,695

