

PRIME RETAIL
SPACES

**FOR
LEASE**

**7001 N ROUTE 309
COOPERSBURG, PA 18036
FAIRMONT VILLAGE SHOPPING CENTER**

Well positioned neighborhood center with anchor space and small store space available. The center has a fabulous mix of national, regional and local Lehigh Valley tenants.

Convenient Location! Family Oriented Tenant Mix! Great Pylon Signage on Rt. 309



We are seeking grocery stores, dental office, tax office, and restaurants plus many more retail and/or professional concepts!

AVAILABLE RETAIL SPACES

2,400 SF-	\$16/SF NNN	Retail Space
2,800 SF-	\$14/SF NNN	Medical Space
6,200 SF-	\$12/SFNNN	Retail Space
50,000 SF-	Negotiable	Anchor Space

kw

KELLERWILLIAMS.
REAL ESTATE

James Balliet
President
O 610-435-1800
C 610-972-6808

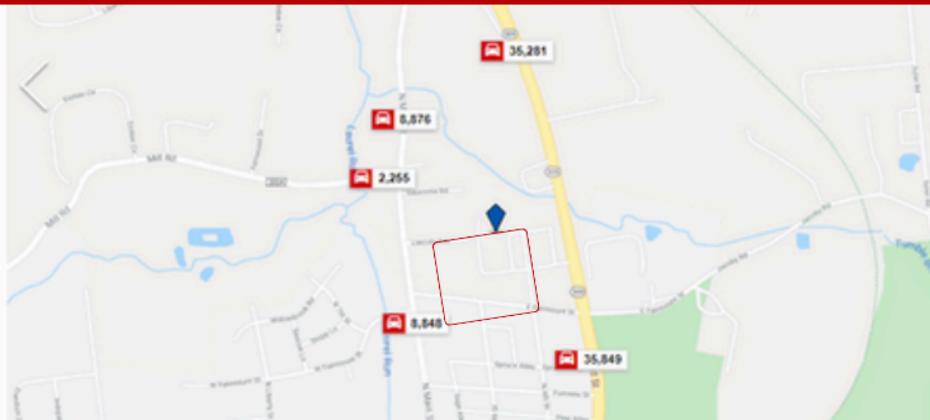
James@JBPropertyGroup.com
JBPropertyGroup.com

 **James Balliet**
PROPERTY GROUP

TRAFFIC



Fairmont Village is conveniently situated at signalized intersection of Rt. 309 and Fairmont Street in Coopersburg, PA.



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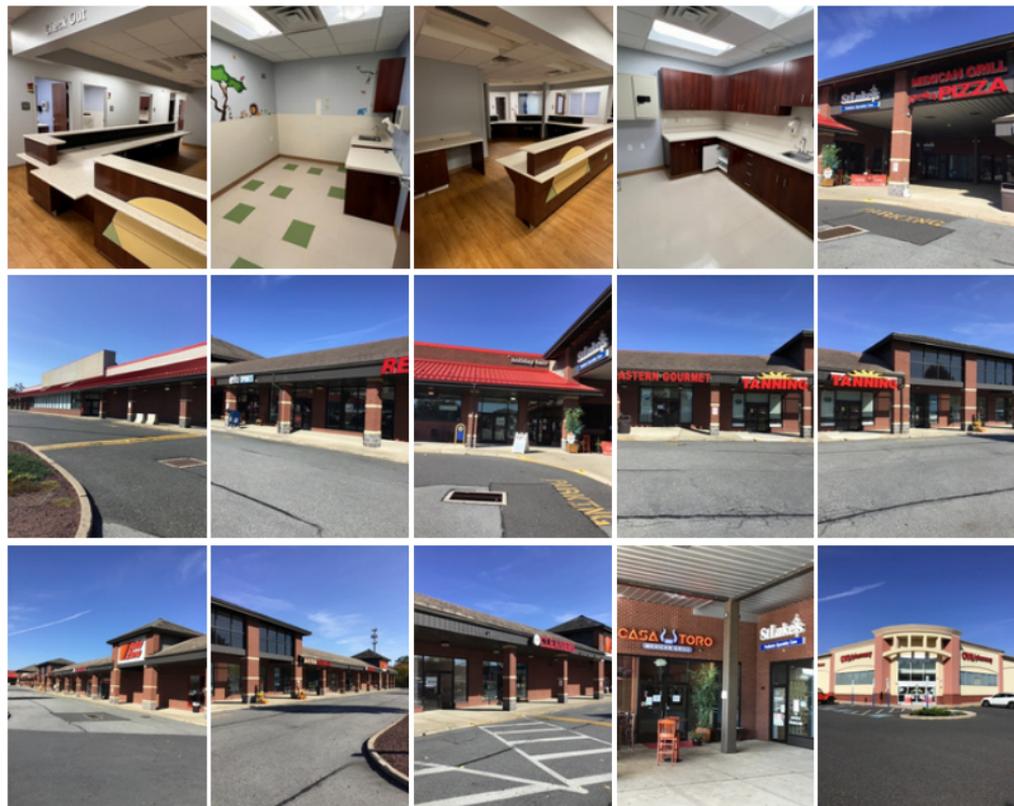
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 **The James Balliet**
PROPERTY GROUP

- Neighborhood Center
- Parking Spaces: 519
- Zoning: C
- Stores: 20
- Center Properties: 3
- Frontage: 465' on Pa-309 Hwy, 634' on Fairmont St
- Total Land Area: 80.24 acres
- Dedicated Turn Lane
- Freeway Visibility
- Pylon Sign
- Restaurant
- Signage

TENANTS AT FAIRMONT VILLAGE
SHOPPING CENTER

- AutoZone
- Carlo's Pizza
- Casa Toro Mexican Grill
- Eastern Gourmet
- Holiday Hair
- The Children's Learning Center



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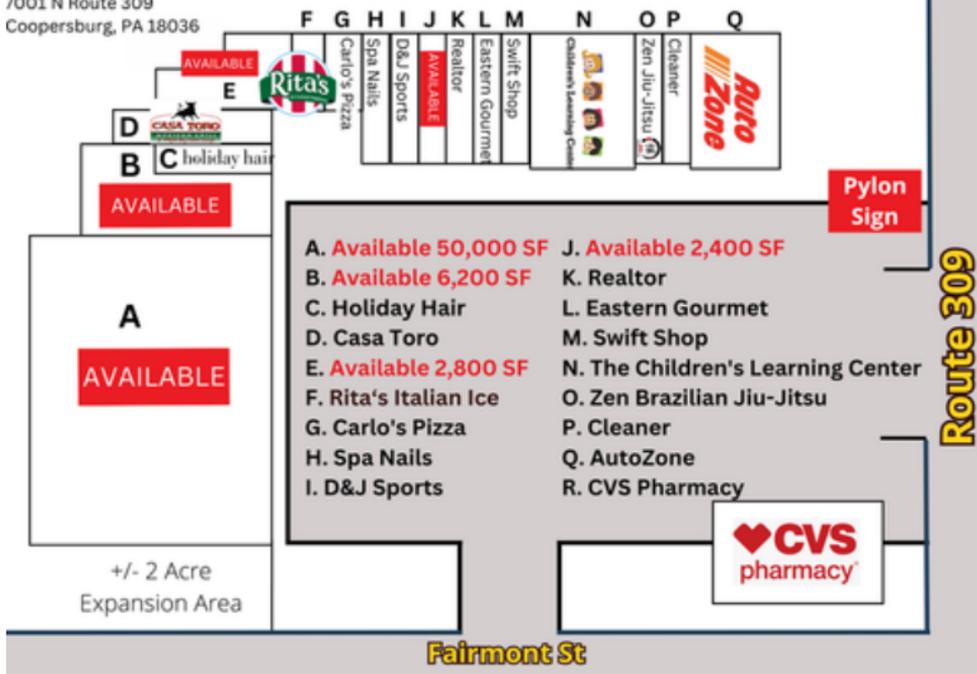
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