

350 MAIN STREET

PENNSBURG, PA

±11,064 SF ON 1.41 ACRES AVAILABLE



NEARBY RETAILERS

Walmart
Supercenter

FINE WINE &
GOOD SPIRITS

weis

**planet
fitness**



ACE

LEASED BY:



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RARE OPPORTUNITY FOR FREE-STANDING BUILDING AT MAIN INTERSECTION

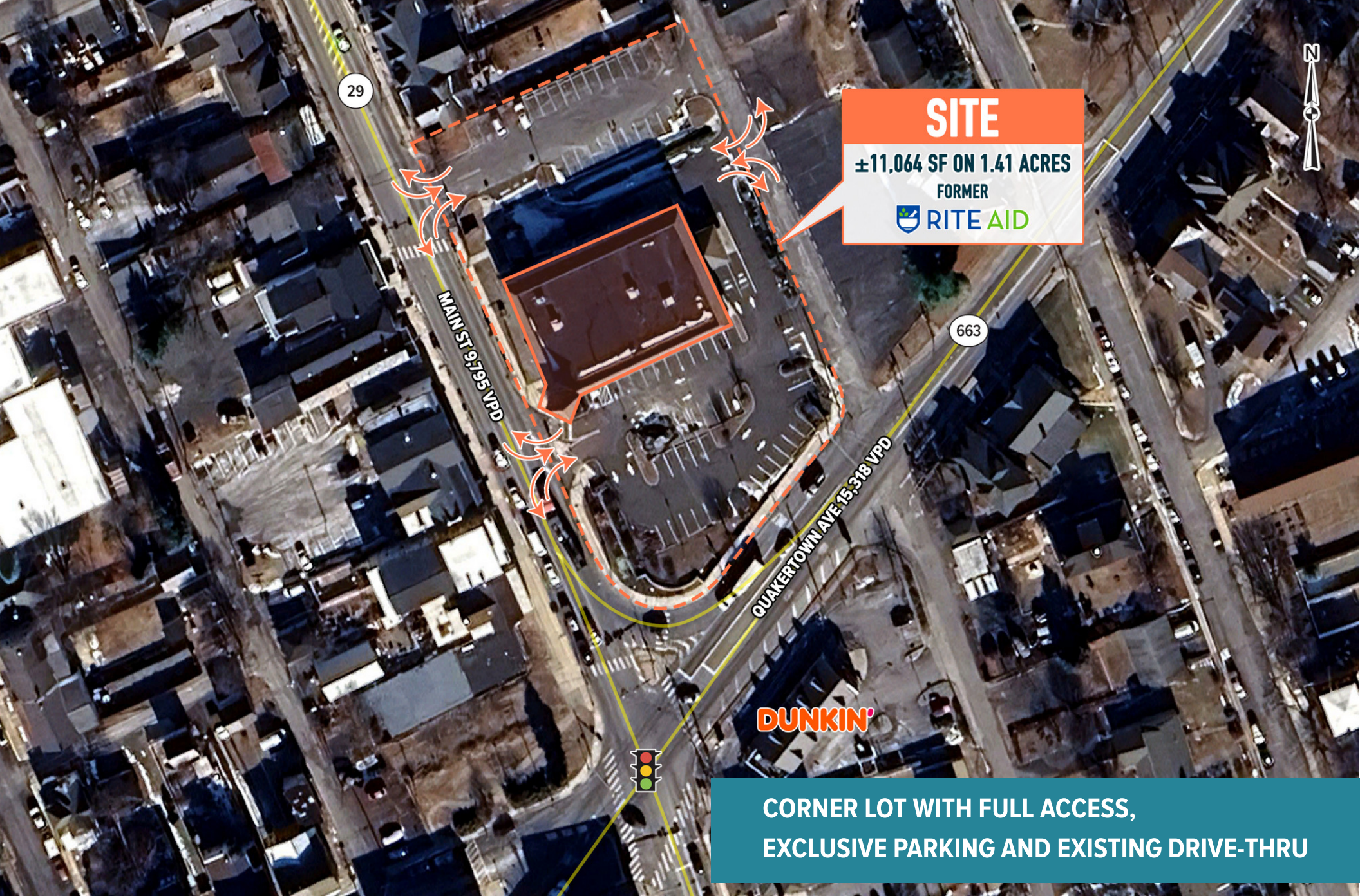


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SITE

±11,064 SF ON 1.41 ACRES

FORMER

 RITE AID

MAIN ST 9,795 VPD

QUAKERTOWN AVE 15,318 VPD

DUNKIN'

**CORNER LOT WITH FULL ACCESS,
EXCLUSIVE PARKING AND EXISTING DRIVE-THRU**

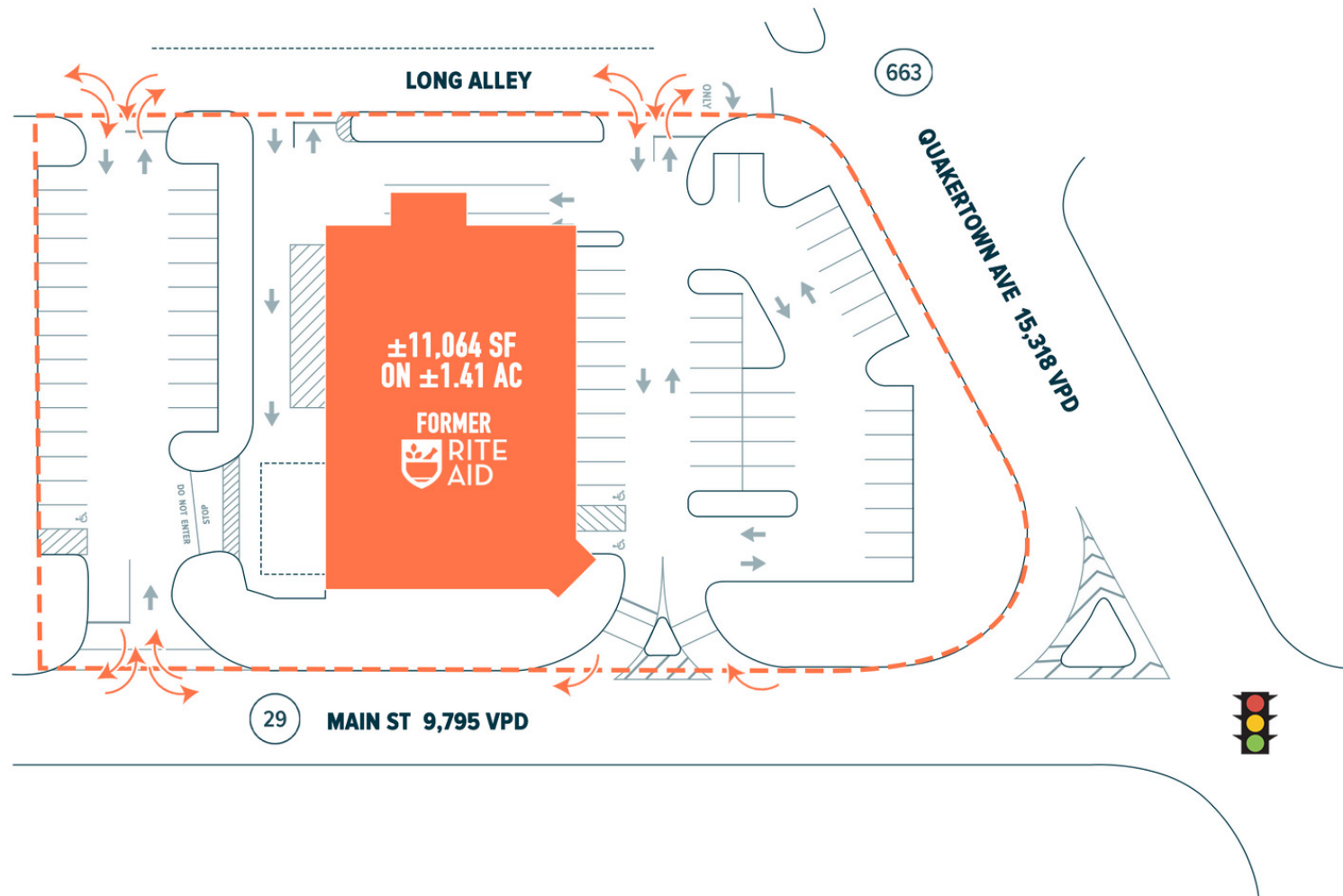
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SITE PLAN



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PROPERTY PHOTOS

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INTERIOR PHOTOS



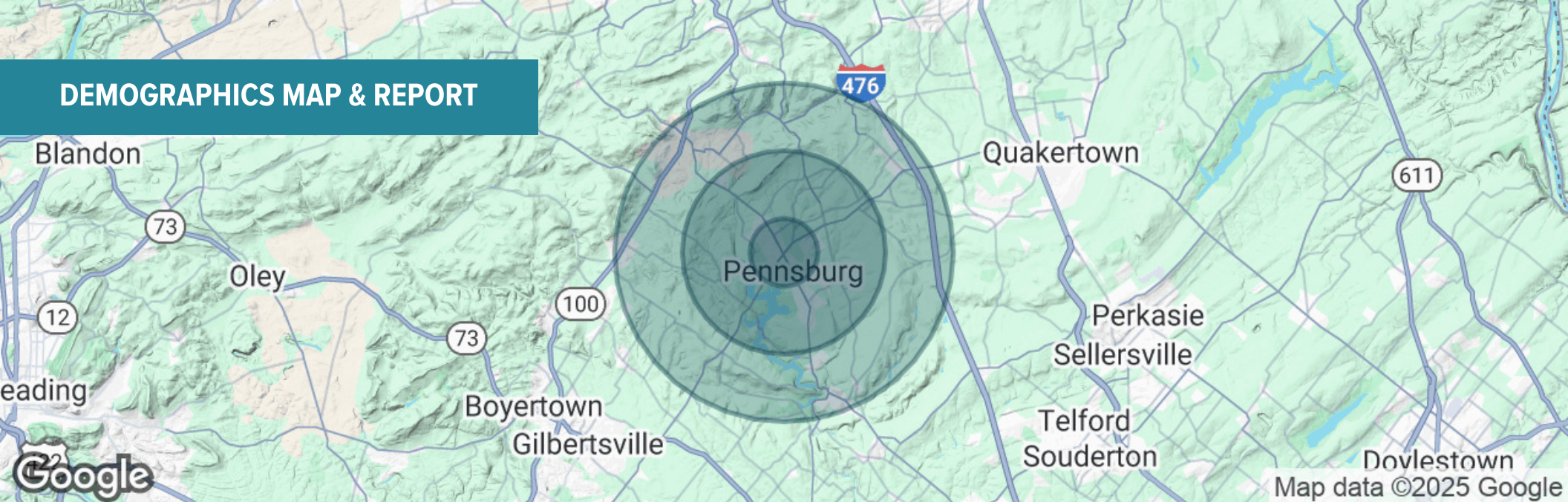
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,556	19,557	31,434
Average Age	38	41	42
Average Age (Male)	37	39	41
Average Age (Female)	39	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,379	7,213	11,777
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$110,614	\$116,021	\$121,116
Average House Value	\$302,437	\$337,328	\$377,617

Demographics data derived from AlphaMap

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