

HAMBURG, PA

70 WILDERNESS TRAIL ROAD

±2,600 - 6,400 SF AVAILABLE FOR LEASE

ALLENTOWN MSA

JOIN

Cabela's

LOWE'S

Walmart

Hampton Inn

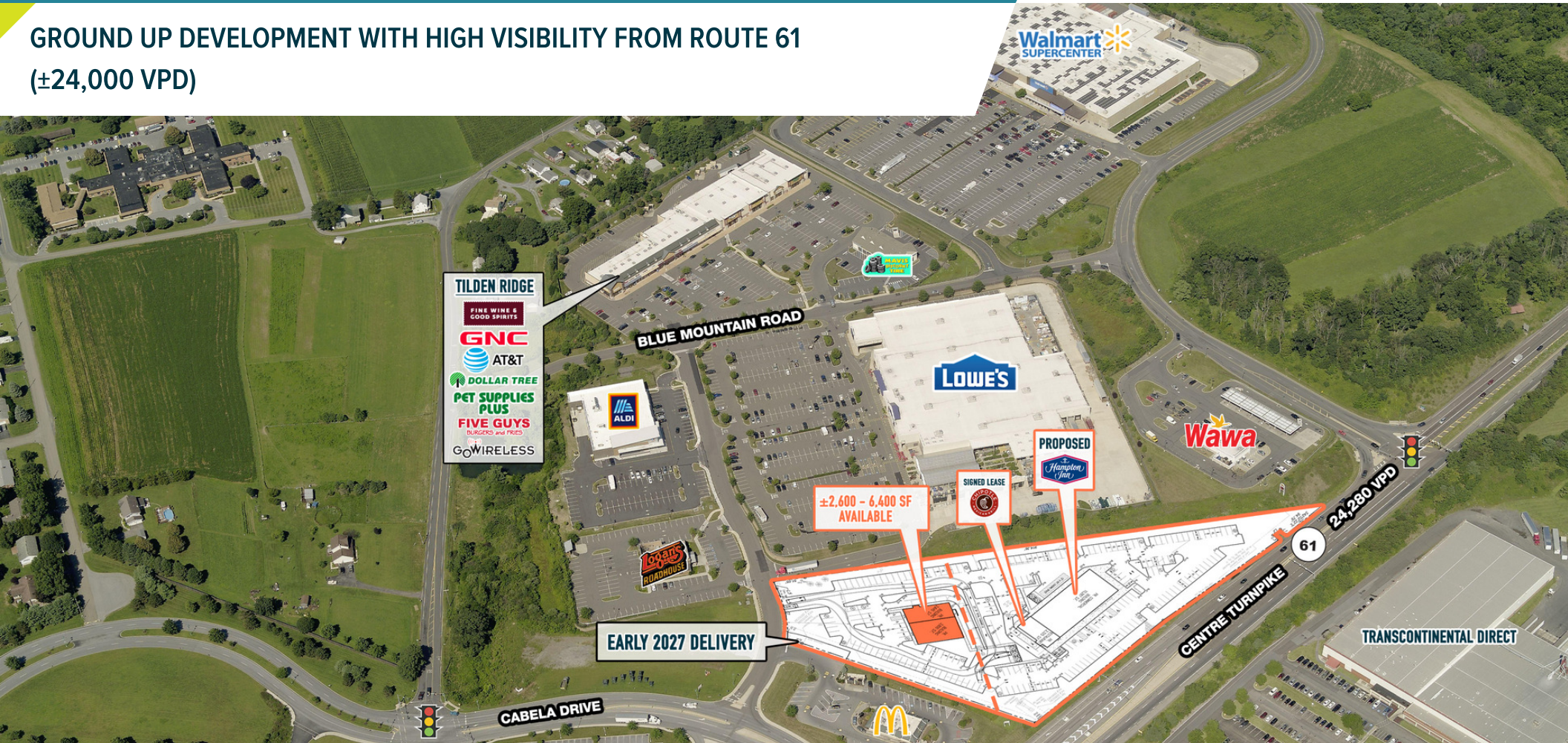


DOLLAR TREE

ALDI

GROUND UP DEVELOPMENT WITH HIGH VISIBILITY FROM ROUTE 61

(±24,000 VPD)



get in touch.

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metrocommercial.com | Plymouth Meeting, PA | Mount Laurel, NJ | Miami, FL | Philadelphia, PA

STRONG NEIGHBORING TENANTS THAT INCLUDE CABELA'S (6 MILLION VISITORS PER YEAR)



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RARE OPPORTUNITY IN TRADE AREA WITH STRONG BARRIERS TO ENTRY



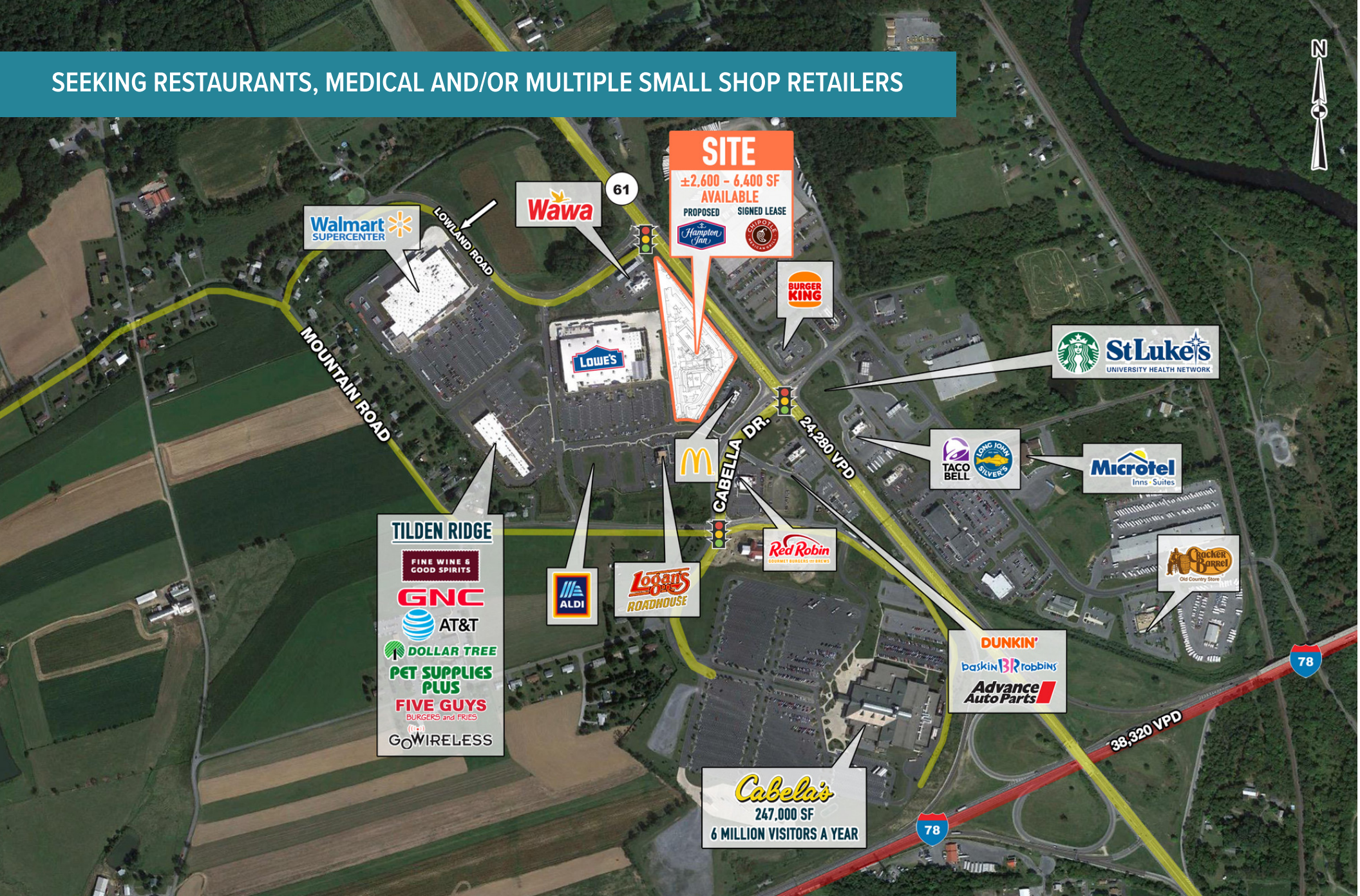
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SEEKING RESTAURANTS, MEDICAL AND/OR MULTIPLE SMALL SHOP RETAILERS



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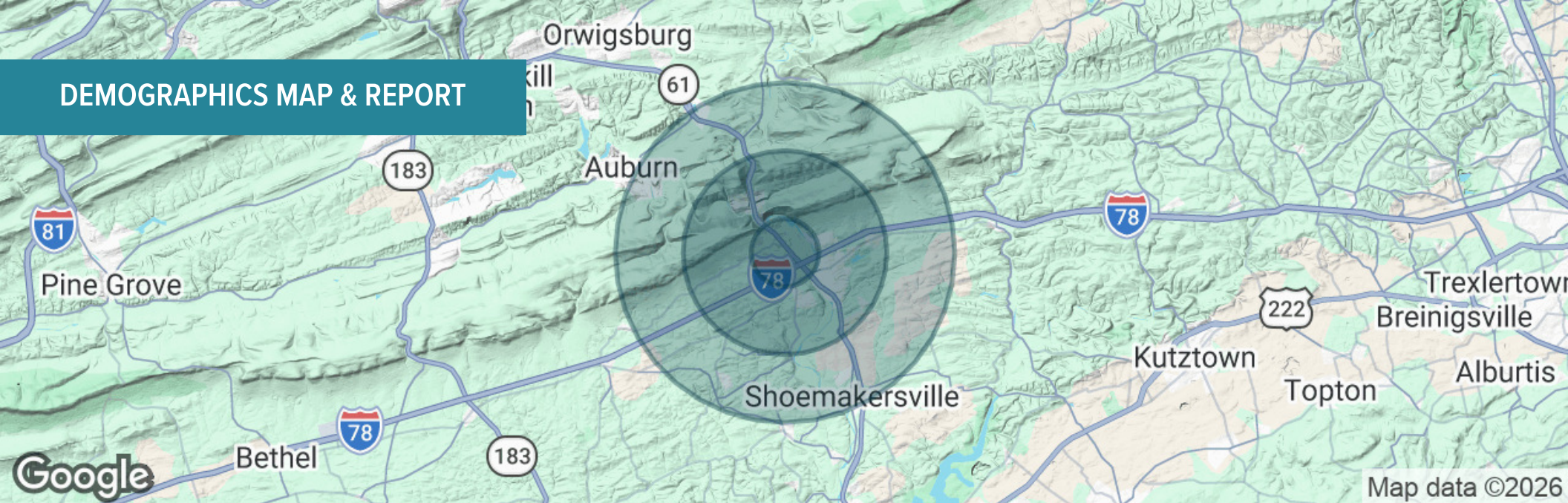
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	696	8,191	15,814
Average Age	52.9	46.0	46.0
Average Age (Male)	49.0	46.3	46.3
Average Age (Female)	58.2	47.4	46.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	320	3,669	6,796
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$90,553	\$90,937	\$98,519
Average House Value	\$234,768	\$218,512	\$239,498

2023 American Community Survey (ACS)

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