

## FOR LEASE

Grocery anchored shopping center located in close proximity to I-78.

GLA: 90,804 SF



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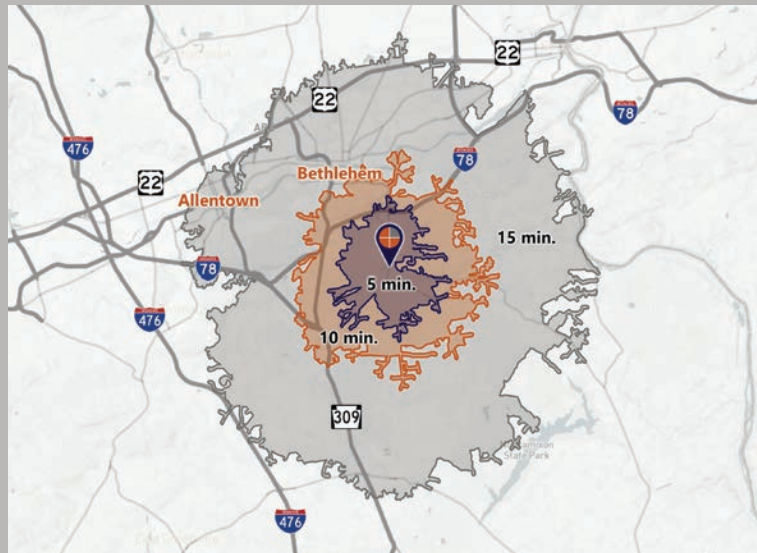
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# CREEKSIDE MARKETPLACE SHOPPING CENTER

## DEMOGRAPHICS

Variable	Creekside Marketplace Shopping Center 1880 Leithsville Rd. Hellertown, PA 17055			
	Travel Distance from Site	3 miles	5 miles	10 miles
Total Population		13,156	42,180	289,534
Population Density (Pop per Sq. Mile)		986.7	978.2	1,457.2
Total Daytime Population		11,549	41,276	290,444
Total Households		5,626	14,808	108,550
Per Capita Income		\$41,779	\$33,899	\$29,980
Average Household Income		\$100,017	\$93,972	\$79,329
Average Disposable Income		\$75,127	\$71,189	\$61,512
Aggregate Disposable Income		\$422,662,605	\$1,054,163,579	\$6,677,131,992
Total (SIC01-99) Businesses		402	1,194	9,429
Total (SIC01-99) Employees		4,143	18,089	146,981
Total (SIC01-99) Sales (\$000)		\$1,074,723	\$4,289,142	\$25,914,713
Annual Budget Expenditures		\$478,162,765	\$1,185,415,601	\$7,376,996,465
Retail Goods		\$142,959,461	\$350,614,410	\$2,181,381,815

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Join this neighborhood shopping center anchored by a 55,642 SF successful and well-established Giant Food Store. The shopping center is in close proximity to Interstate-78 providing access to a broad trade area. Lower Saucon Township has strong surrounding demographics.

Featuring a strong mix of national and regional retailers including UPS Store, AT&T, Dollar Tree, Fine Wine & Good Spirits, and more. This center is an ideal opportunity for food users, medical, health/wellness, and service oriented businesses.

Pad Site opportunities exist as well.

Property is professionally managed.

## PROPERTY DETAILS

- Gross Leaseable Area:.....90,804 SF
  - Lease Rate/Terms: .....Negotiable
  - Available: ..... Immediately
  - Zoning: ..... General Business Commercial
  - Parking:.....On-Site, Paved, Shared
- Spaces
- Pad Sites Available ..... TBD

## TRAFFIC COUNTS

- Leithsville Road: ..... 10,935 VPD



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# CREEKSIDE MARKETPLACE - SITE PLAN



Tenants & Availabilities		
Suite #	Tenant	Sq. Ft.
1	Unrivaled Fitness & Wellness	2,400
2 & 3	Giant Food Store	55,642
4	AT&T	1,600
5	The UPS Store	1,600
6	LN Nails	1,600
7	Jersey Mike's	1,600
8	Holiday Hair	1,600
9	Creekside Cleaners	1,600
10	Unrivaled Nutrition & Training	3,162
11	Fine Wine & Good Spirits	3,162
12	China Moon	1,600
13	Tobacco House	2,400
14	Dollar Tree	11,238
15	Feasta Italiana	1,600
A	<b>PAD SITE AVAILABLE</b>	---
B	<b>PAD SITE AVAILABLE</b>	---



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# ESTABLISHED REGIONAL COMPETITION MAP



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# AERIAL PHOTO



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