

FOGELSVILLE COMMONS | 7719 MAIN ST FOGELSVILLE, PA

AVAILABLE



+/- 7 ACRES  
TOTAL

NC - NEIGHBORHOOD  
COMMERCIAL

13,813 SF BUILDING  
ON +/- 2.4 ACRES

CALL FOR  
DETAILS

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# EXECUTIVE SUMMARY

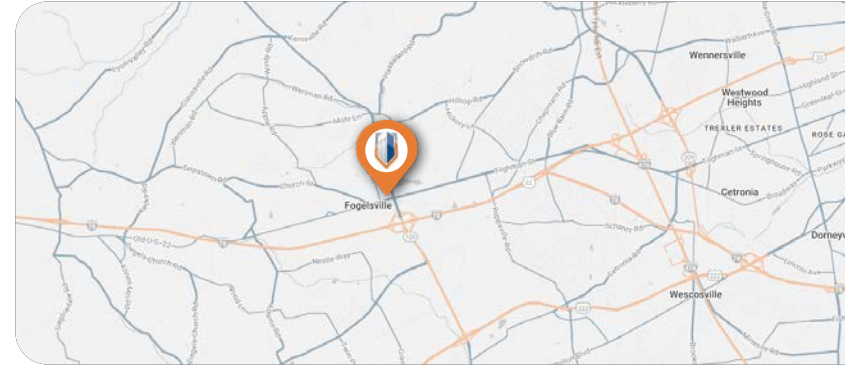
**Fogelsville Commons** presents a premier leasing and redevelopment opportunity at the intersection of Route 100 and Main/Tilghman Streets in Fogelsville, PA. With immediate access to I-78, the property offers excellent visibility, strong traffic counts, and seamless regional connectivity.

The site is supported by dense surrounding residential neighborhoods, a strong daytime population, and a growing employment base—further amplified by Eli Lilly and Company's \$3.5 billion manufacturing campus located less than one mile west. The facility is expected to bring over 850 high-paying jobs to the area, significantly increasing demand for retail, medical, and service-oriented uses.

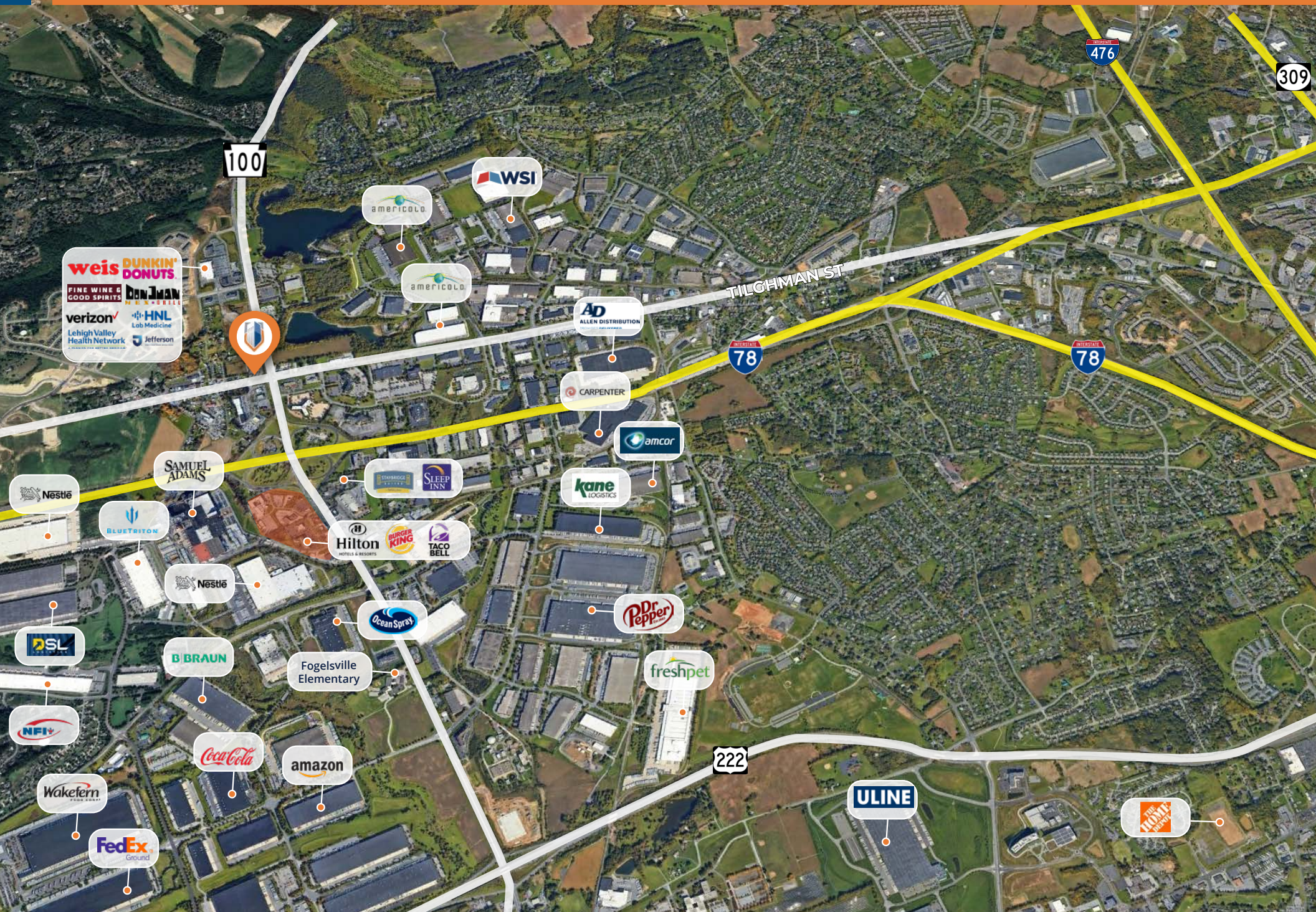
The offering includes a former Rite Aid building and adjacent vacant land, providing a flexible platform for a range of uses. Ownership is seeking long-term partners for lease, build-to-suit, or ground lease opportunities to capitalize on the area's continued growth.

## KEY HIGHLIGHTS

-  ± 7 AC across 4 commercial condominium units
-  Units 1–2: Former Rite Aid on ± 2.4 AC w/prime frontage at Rt 100 and Main/Tilghman Streets
-  Units 3–5: ± 2.4 AC of vacant land with development potential
-  High visibility at signalized intersection with strong traffic counts
-  Ideal for grocery, veterinary, medical, retail, and service-oriented users
-  Ownership seeking long-term partners for lease, build-to-suit, or ground lease opportunities
-  I-78 Interchange: 66,000 VPD | Route 100: 25,000+ VPD | Tilghman St: 20,000 VPD



# AMENITY MAP



# MARKET OVERVIEW

## LEHIGH VALLEY

Strategically located within Pennsylvania's Lehigh Valley, Fogelsville Commons sits in one of the Northeast's fastest-growing logistics and employment corridors. Positioned at the intersection of Route 100 and Main/Tilghman Streets with immediate access to I-78, the site benefits from exceptional regional connectivity and strong daily traffic volumes.

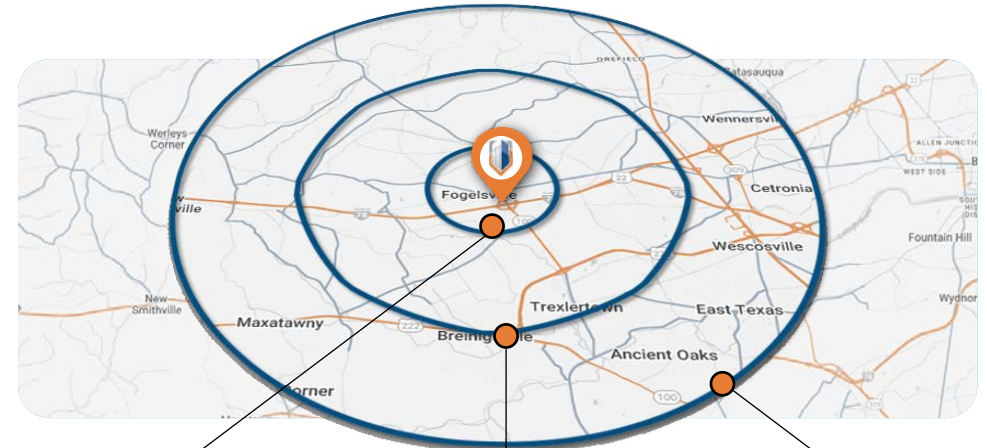
The area is supported by dense surrounding residential neighborhoods and a growing daytime population, further accelerated by Eli Lilly and Company's \$3.5 billion manufacturing campus located less than one mile west of the property. The facility is expected to bring over 850 high-paying jobs to the immediate area, driving increased demand for retail, medical, and service-oriented uses.

With proximity to major employers, national retailers, and key transportation routes, Fogelsville Commons is well-positioned to serve both local residents and a rapidly expanding workforce.

## TOP 5 AREA EMPLOYERS

LEHIGH VALLEY HEALTH NETWORK	20,000+ Employees
ST. LUKE'S UNIVERSITY HEALTH NETWORK	15,000+ Employees
AMAZON	5,000+ Employees
MACK TRUCKS	2,400+ Employees
AIR PRODUCTS	2,000+ Employees

## DEMOGRAPHIC SUMMARY



ONE MILE		THREE MILES		FIVE MILES	
1,870	\$179,698	24,106	\$157,396	69,836	\$154,108
POPULATION	AVG HHI	POPULATION	AVG HHI	POPULATION	AVG HHI
780	5,812	8,988	17,996	26,313	40,668
HOUSEHOLDS	EMPLOYEES	HOUSEHOLDS	EMPLOYEES	HOUSEHOLDS	EMPLOYEES

