

PRIME MEDICAL  
OFFICE SPACE

**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

**\$14/SF NNN**



**2,800 SF  
Fully Built-Out  
Medical 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

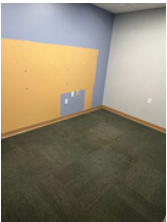
- Neighborhood Center
- Parking Spaces: 519
- Zoning: C
- Stores: 20

- 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

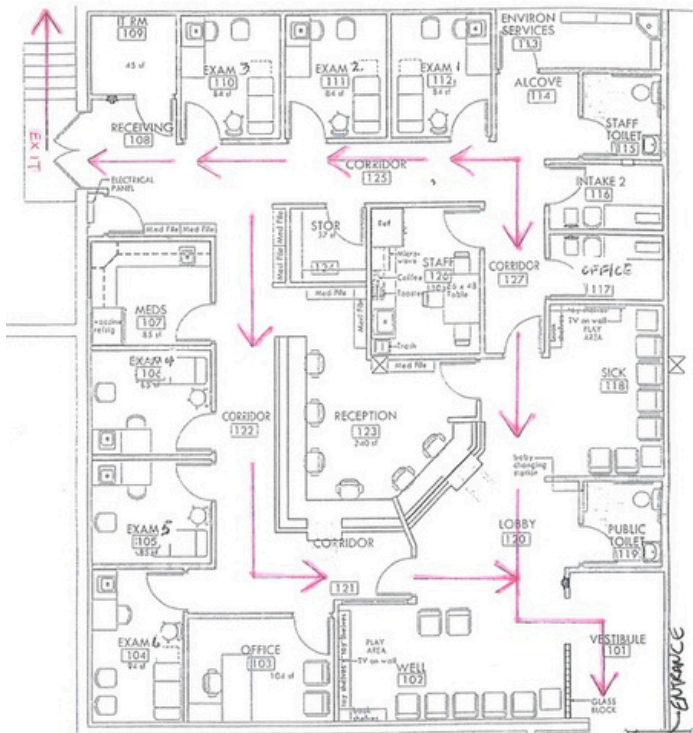
- AutoZone
- Casa Toro Mexican Grill
- Eastern Gourmet
- Holiday Hair
- The Children's Learning Center



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# FLOOR PLAN - SUITE E



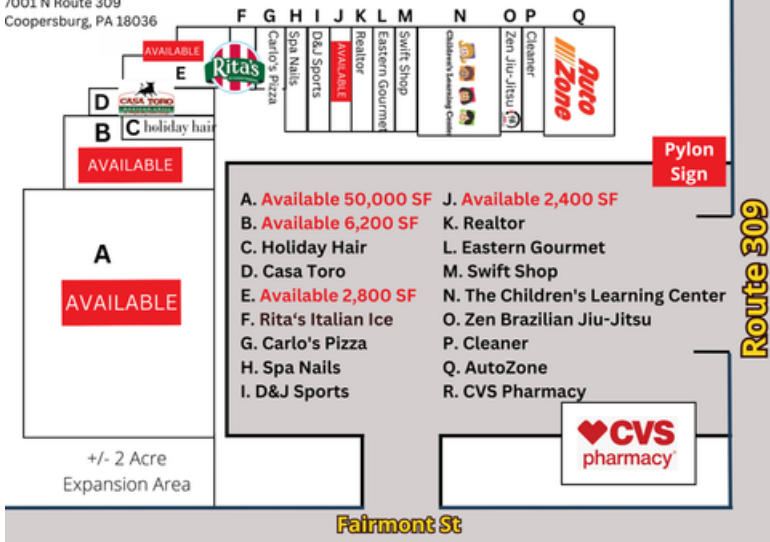
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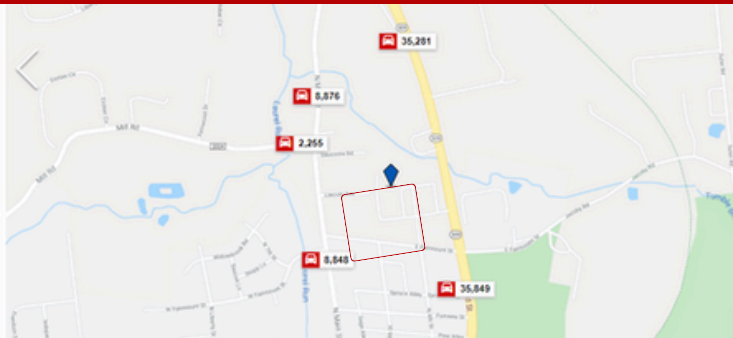
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# TRAFFIC



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



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