

Join the Best Anchored Center in this Market!

FOR LEASE

BANGOR PLAZA

±2,000 – 3,484 SF

1309 Blue Valley Dr (Route 512) | Northampton County | Pen Argyl, PA 18072



JOIN

weis

FAMILY DOLLAR

DOLLAR TREE



SUBWAY

Lehigh Valley Health Network

Bangor Plaza is a 132,547 SF premier retail shopping center ideally positioned in the Bangor, Pa market. The plaza is co-anchored by the extremely successful Weis Markets and Lehigh Valley Health Network and features co-tenants Dollar Tree, Subway, Miracle Ear, Fine Wine and Good Spirits, and Domino's. This center offers excellent visibility and pylon signage from Blue Valley Drive (±9,000 VPD), easy access to Route 512 (±9,000 VPD), and a lighted intersection at the entrance.



Jamie Schmidt | Jimmy Moniz

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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LOCATION

Located at 1309 Blue Valley Drive, Bangor Plaza is well positioned in the fast-growing Bangor and Pen Argyl Market. The project is strategically anchored by Weis Markets and Lehigh Valley Health Network, complemented by a strong mix of co-tenants including Dollar Tree, Family Dollar, Fine Wine & Good Spirits, Subway, and Domino's Pizza. This center serves as the most active and dynamic retail center in the market. The site sits minutes from Route 33 (±40,000 VPD) and Route 611 (±3,000 VPD) which leads from the Lehigh Valley to Stroudsburg and the Poconos.

TRADE AREA

Adding to the stability of the project, 1309 Blue Valley Drive shows a 15-minute drive time demographic of 24,468 people in 10,127 homes, a labor force of 20,470 with an average household income of \$110,127. Well positioned along Blue Valley Drive (Route 512), Bangor Plaza serves as the main retail thoroughfare for the towns of Bangor and Pen Argyl.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	25,222	53,357	94,873
TOTAL EMPLOYEES	8,578	18,361	27,341
AVERAGE HHI	\$143,291	\$145,871	\$150,790
TOTAL HOUSEHOLDS	9,162	20,747	37,084
TRAFFIC COUNTS: Blue Valley Dr/Route 512 - ± 9,000 VPD			



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Site Plan



SUITE	TENANT	SF
1	Weis Markets	47,356
2	Dollar Tree	8,447
3	Lehigh Valley Hospital	50,000
4D	Domino's Pizza	1,605
4C	Miracle Ear	1,605
4B	Saya Patel Pharmacy	795
4A	J-Nails	795
4	AVAILABLE	2,000
5	Pen Argyl Tobacco & Vape	2,000
6	Family Dollar	8,600
7	Fine Wine & Good Spirits	2,312
8	AVAILABLE	3,484
9	Subway	1,200
10	AVAILABLE	2,348



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Market Aerial



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COMMERCIAL REAL ESTATE



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REPRESENTATION

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PROPERTY
MANAGEMENT



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

