



Prime Commercial Space For Lease

# SHOPPES AT HELLERTOWN

25 Main Street | Hellertown | Pennsylvania | 18055



- 3,200 SF retail/office space available for lease
- Shopping center recently fully renovated including multiple systems, façade and grounds beautification
- Great tenant mix of national, regional & local retailers
- Located in the heart of affluent Saucon Valley
- Within close proximity to I-78, Route 33 & PA/NJ border
- Total GLA of Shopping Center is 58,100 SF
- Join True Value Hardware, Bank of America, Premier Medical Clinic, Dollar General, Dolce Patisserie, DiMaio's Italian Restaurant, National Auto, 48 Hour Video, Quest Diagnostics and more...
- Asking lease rate is \$16SF/NNN
- Contact Melanie E. Stocker for more information

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2009 Total Population	5,599	21,167	90,910
2009 Average Household Income	\$71,401	\$76,121	\$67,365
2009 Total Number of Households	2,563	8,270	35,452
2009 Total Daytime Population	4,763	14,662	76,444

Data Source : Sites USA

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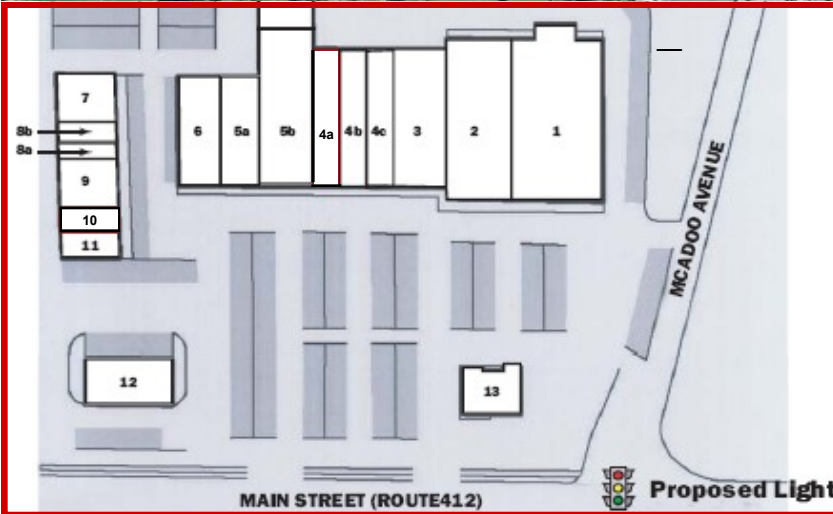
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- |                               |                                 |
|-------------------------------|---------------------------------|
| 1. True Value Hardware        | 7. Springhill Cleaners          |
| 2. Dollar General             | 8a. Quest Diagnostics           |
| 3. National Auto Store        | 8b. Dolce Patisserie            |
| 4a. Millennium Communications | 9. DiMaio's Italian Restaurant  |
| 4b. Pharmacy                  | 10. LV Warrior Arts             |
| 4c. B&B Pools                 | 11. New Star Chinese Restaurant |
| 5a. LC Nail Salon             | 12. Saucon Valley Diner         |
| 5b. Premier Medical Clinic    | 13. Bank of America             |
| 6. 48 Hour Video              |                                 |

Information contained herein has been obtained from the Owner of the Property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the Owner.

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