



# PARAMOUNT REALTY

## FREESTANDING FORMER CONVENIENCE

ROUTE 100 & WEST END TRAIL, MACUNGIE, PA 18062  
Lehigh County | GLA: ± 4,200 SF

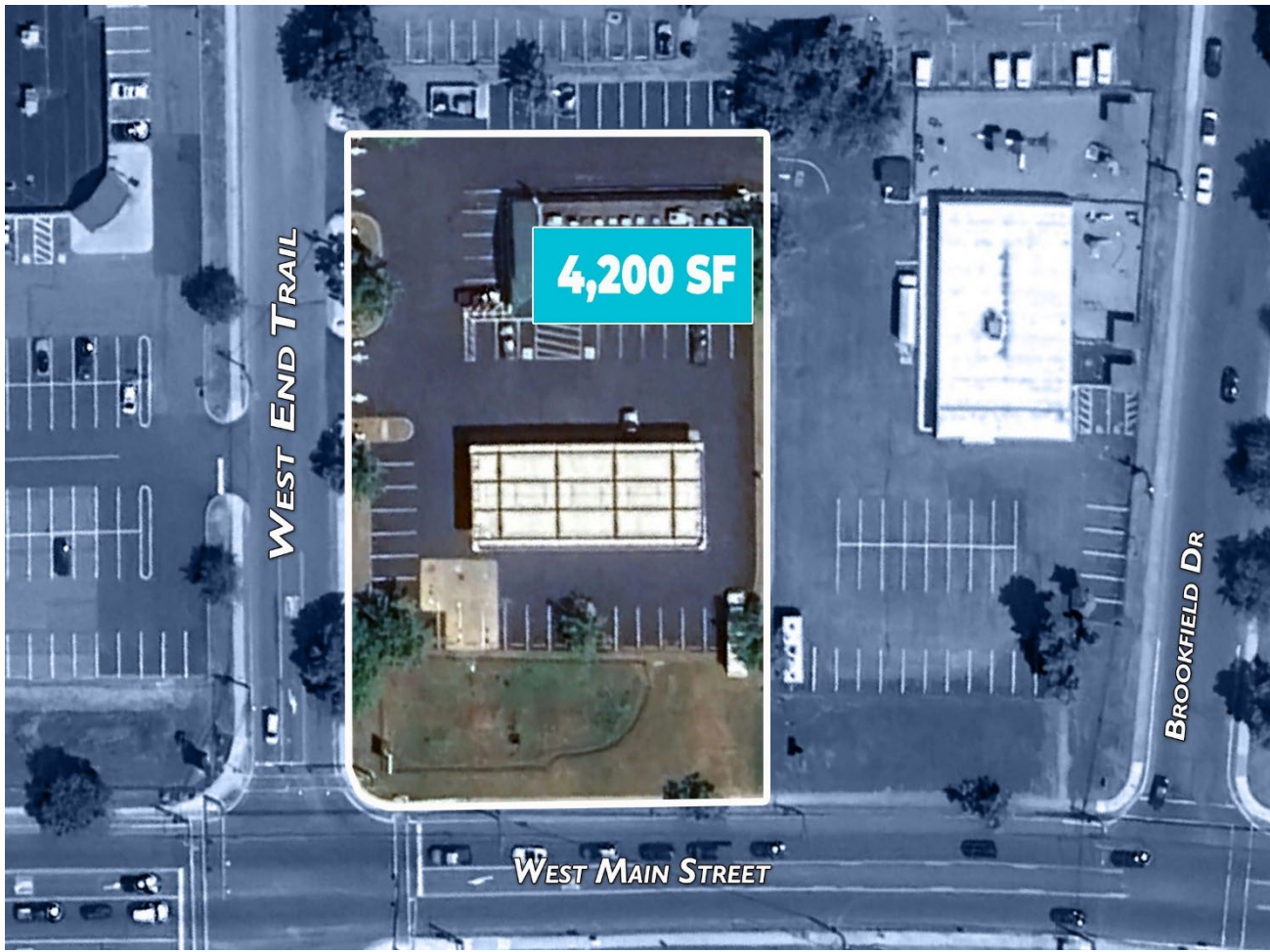


- 4,200 SF pad site located at the signalized intersection of Rt. 100 & West End Trail with 15,634 VPD traffic count
- Situated next to Shoppes at Macungie anchored by Dollar General and Wine & Spirits
- Located next to new Lehigh Valley Hospital
- Former gas station with all tanks removed
- Prime location suitable for retail, QSR, office or mixed-use

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
<b>Population:</b>	8,224	41,767	92,885
<b>Avg. HH Income:</b>	\$91,470	\$123,762	\$115,798
<b>Households:</b>	3,328	15,871	36,438

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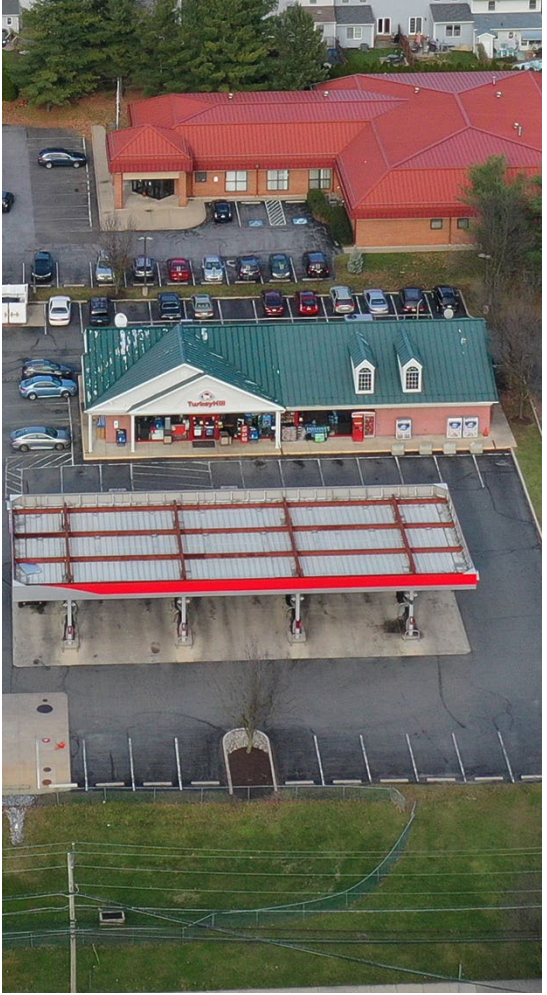


FREESTANDING FORMER CONVENIENCE  
100% LEASED

Subject To Change

1 Available 4,200 SF

The information herein (including all faxes pertaining to the same) has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.



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