

POTENTIAL COMMERCIAL SITE

Multiple development opportunities including commercial, retail, medical & residential.



- 1 Big Box Store
136,000 SF - 680 parking spaces
- 2 Retail Store
15,000 SF - 75 parking spaces
- 3 Retail Store
12,600 SF - 63 parking spaces
- 4 Retail Store
15,000 SF - 75 parking spaces
- 5 Medical Arts Building (3-Story)
31,500 SF - 161 parking spaces
- 6 Retail Store
29,000 SF - 145 parking spaces
- 7 Retail Store
12,000 SF - 77 parking spaces
- 8 Retail Store
14,112 SF - 71 parking spaces
- 9 Fast Food Restaurant
2,400 SF - 39 parking spaces
- 10 Restaurant
6,000 SF - 50 parking spaces
- 11 Auto/Tire Service
5,581 SF - 38 parking spaces
- 12 Bank
3,747 SF - 24 parking spaces
- 13 Gas Station/ Market
5,356 SF
29 parking spaces

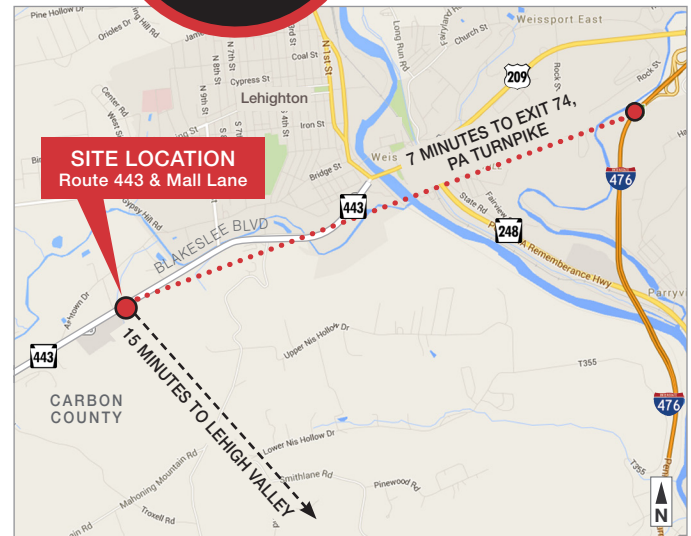
APPROX. PROPERTY BOUNDARY LINE



Route 443 and Mall Lane Lehighton, Carbon County, PA

Property Features

- Various pad sites available ranging in all sizes on 52+ acre lot with flexible zoning and frontage on busy Route 443
- Ideal for over 50 Community, medical facility, bank, restaurant, office building, elderly housing, apartments, retail stores or many more commercial and/or residential uses
- Sits directly on Route 443 right next to Carbon Plaza, Walmart & Lowe's; minutes from PA Turnpike 476 & Route 209
- High traffic count area – Route 443 with 17,564+ VPD
- New development proposed directly next to site with a national retailer
- 15 minutes to the Lehigh Valley, 78 miles to Philadelphia and 107 miles to New York City
- Many amenities nearby including Corporate neighbors such as Rite Aid, PNC Bank, Big Lots, Aldi, Payless, AT&T, OAA, McDonalds, Burger King & more
- Recent Route 443 PennDot improvements
- Owner financing available! Sale Price: Call for details



For more information, please contact:

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POTENTIAL DEVELOPMENT SITE PLANS **HIGH TRAFFIC COUNTS**

Multiple development opportunities including commercial, retail, medical & residential.

COMMERCIAL / RESIDENTIAL SITE



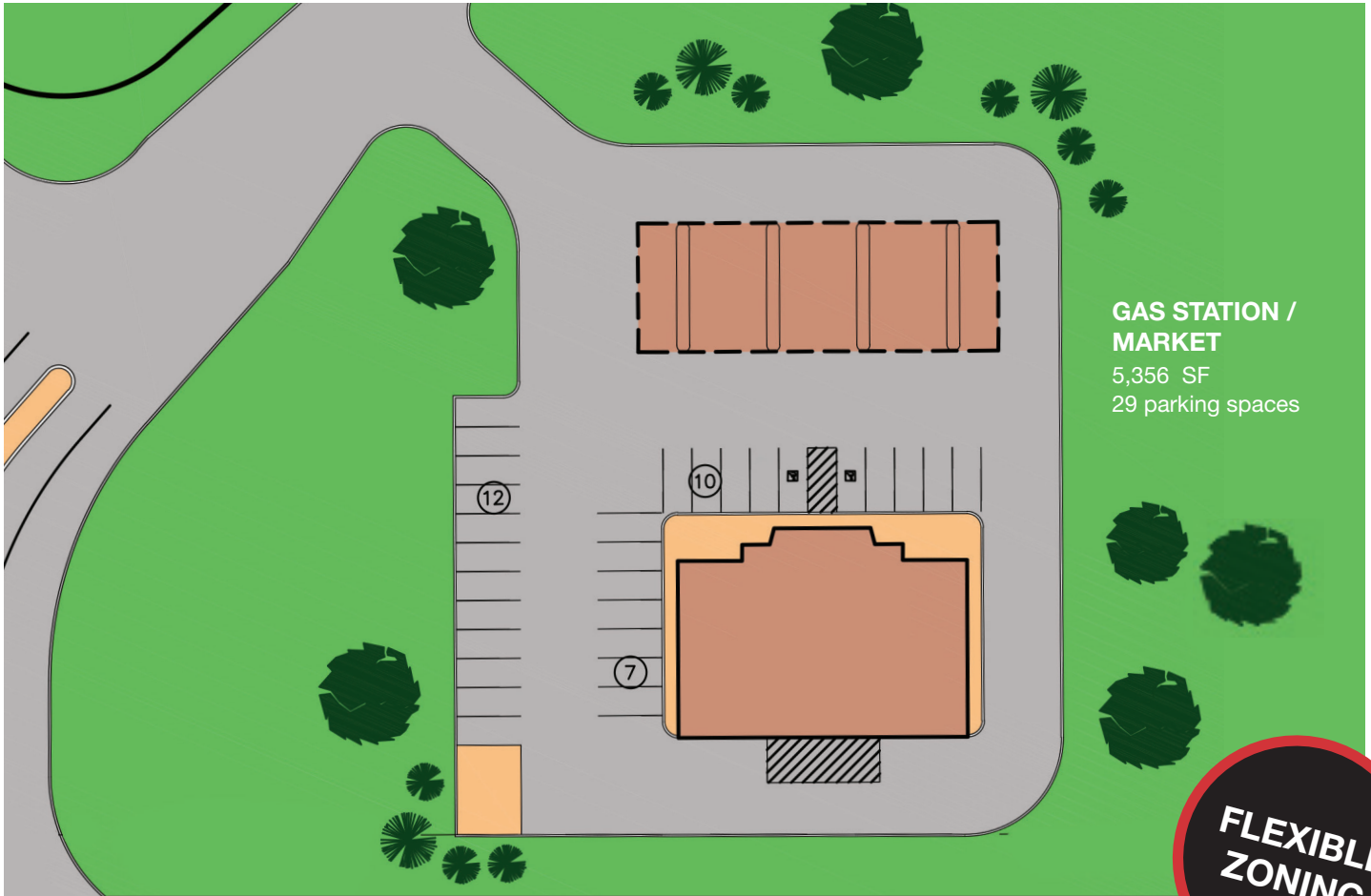
- 9** Fast Food Restaurant
2,400 SF
39 parking spaces
- 10** Restaurant
6,000 SF
50 parking spaces
- 11** Auto/Tire Service
5,581 SF
38 parking spaces
- 12** Bank
3,747 SF
24 parking spaces
- 13** Gas Station/ Market
5,356 SF
29 parking spaces
- 14** Townhomes
Pool
Many other amenities

APPROX. PROPERTY BOUNDARY LINE



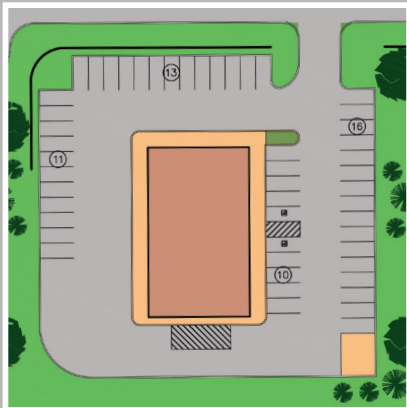
POTENTIAL PAD SITE OPTIONS **OWNER FINANCING AVAILABLE**

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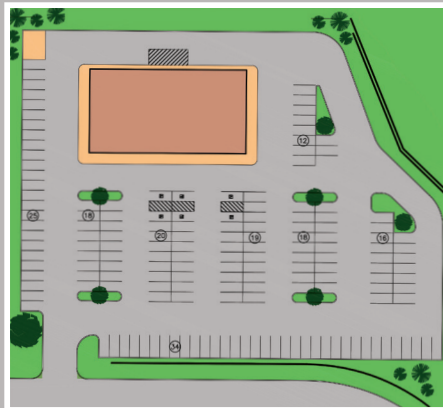


GAS STATION / MARKET
5,356 SF
29 parking spaces

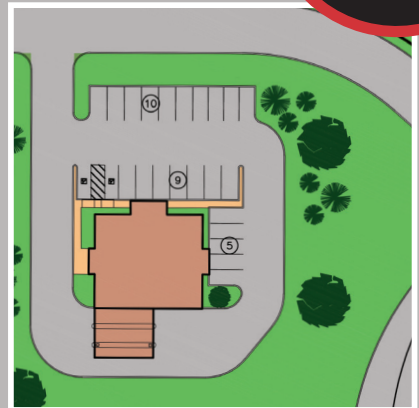
FLEXIBLE ZONING



RESTAURANT SPACE
2,400 SF
39 parking spaces



MEDICAL OFFICE
3-Story
31,500 SF
161 parking spaces



BANK SPACE
3,747 SF
24 parking spaces