

# MSC



## SAUCON VALLEY SQUARE

3691 PA-378  
BETHLEHEM, PA 18015

**FREE-STANDING RESTAURANT  
& INLINE OPPORTUNITIES FOR LEASE**



# SAUCON VALLEY SQUARE

369I PA-378 BETHLEHEM, PA 18015

FREE-STANDING RESTAURANT & INLINE OPPORTUNITIES FOR LEASE

## CONTACT



**AKIVA GOLDSTEIN**

agoldstein@hellomsc.com  
215.883.7385

**JOE RANISZEWSKI**

jraniszewski@hellomsc.com  
215.883.7390

## JOIN THESE TENANTS



## PROPERTY DETAILS

- Fully fit out second generation restaurant space **available with patio**
- Neighborhood shopping center with great visibility along Rt. 378
- Newly renovated center at a fully signalized traffic light
- 10,000+ students within 3 miles at Lehigh University and Penn State Lehigh Valley

## DEMOGRAPHICS

- EST. POPULATION**  
1 mi 3,677 | 3 mi 67,503 | 5 mi 187,104
- EST. AVERAGE HOUSEHOLD INCOME**  
1 mi \$134,471 | 3 mi \$83,354 | 5 mi \$77,995
- EST. MEDIAN HOUSEHOLD INCOME**  
1 mi \$104,264 | 3 mi \$59,085 | 5 mi \$59,110
- EST. DAYTIME POPULATION (EMPLOYEES)**  
1 mi 673 | 3 mi 56,649 | 5 mi 115,724
- EST. MEDIAN AGE**  
1 mi 44.7 | 3 mi 36.6 | 5 mi 36.5

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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## SITE PLAN

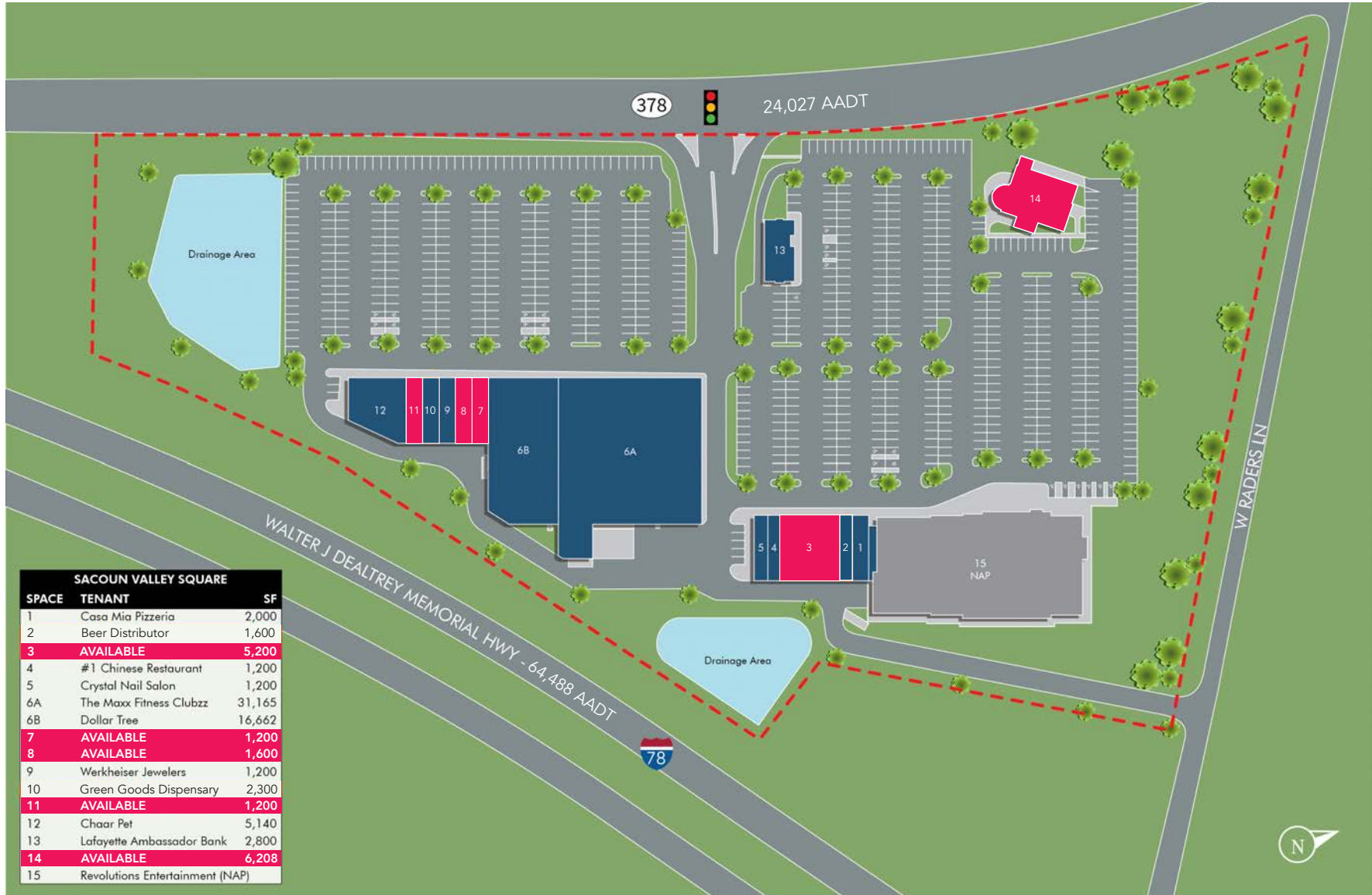
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## FULLY FIT-OUT RESTAURANT OPPORTUNITY - INTERIOR PHOTOS

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## MARKET AERIAL

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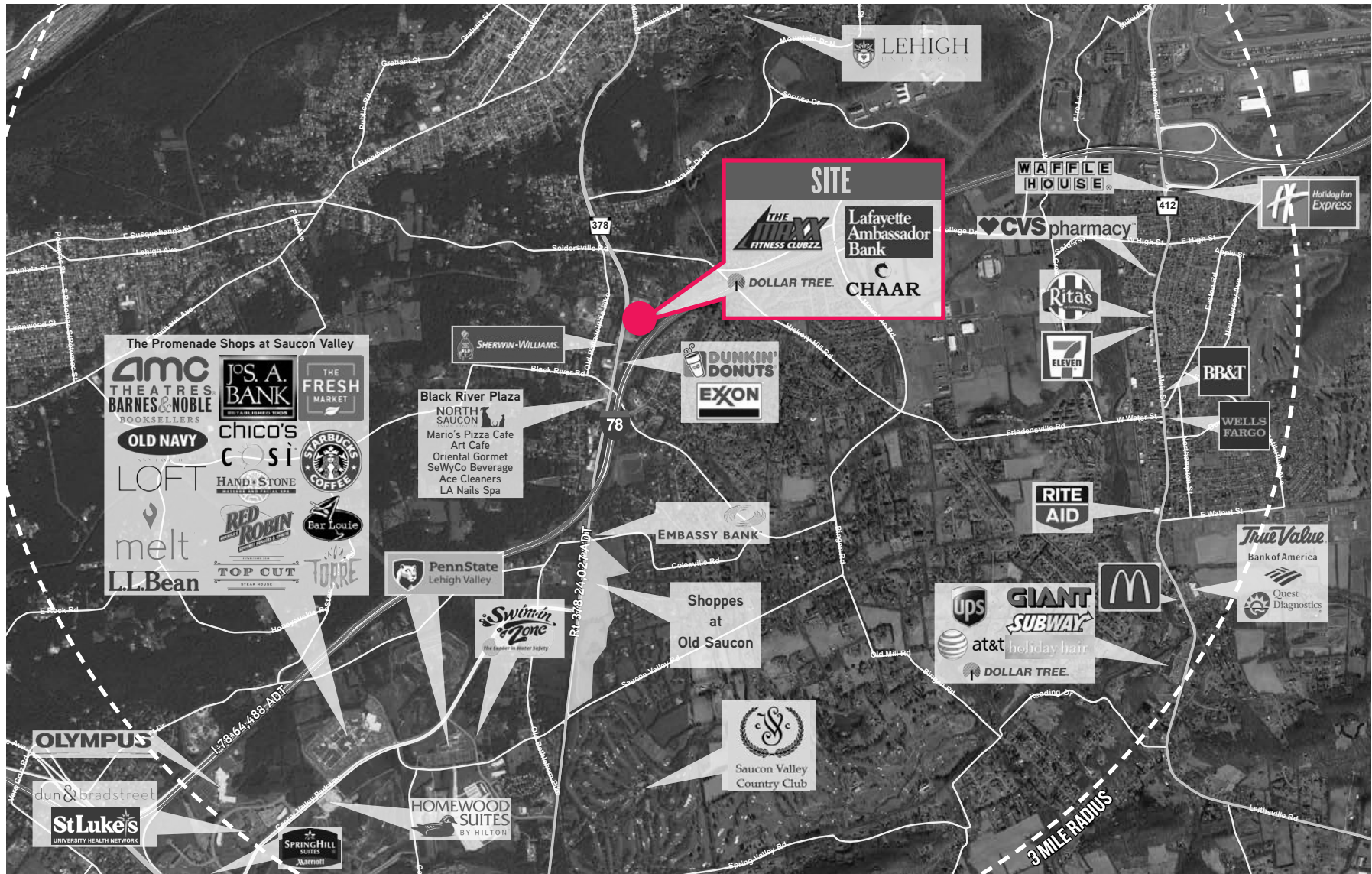
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AERIAL

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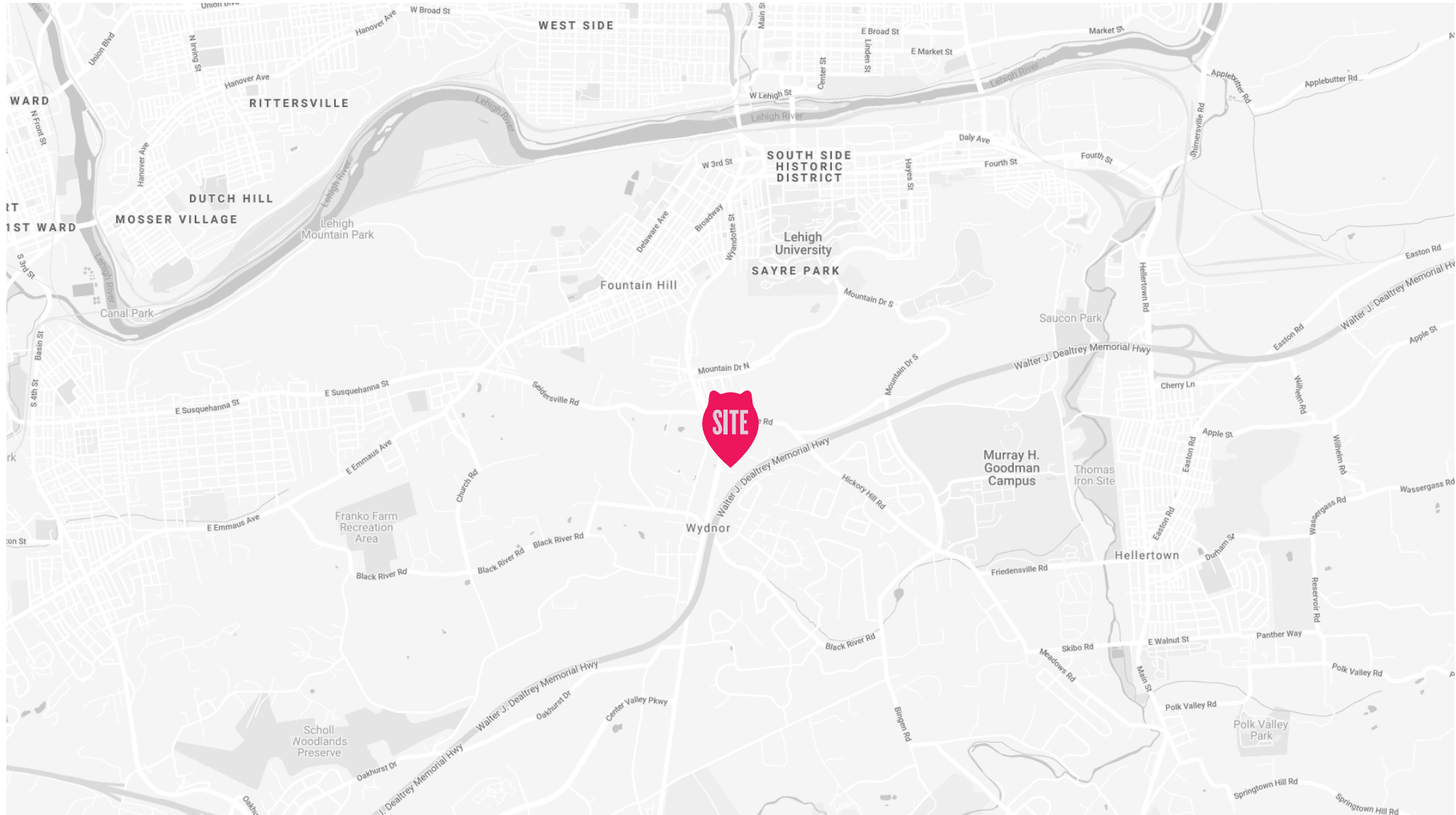
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