

70 WILDERNESS TRAIL ROAD

HAMBURG, PA

±2.5 ACRE OUTPARCEL (UP TO ±15,000 SF FOR LEASE)

JOIN



property highlights.

- Ground up development with high visibility from Route 61 (±21,000 VPD)
- Strong neighboring tenants that include Cabela's (6 million visitors per year)
- Rare opportunity in trade area with strong barriers to entry
- Seeking restaurants, medical and/or multiple small shop retailers

stats.

2020 DEMOGRAPHICS*	3 MILES	5 MILES	10 MILES
EST. POPULATION	8,728	14,898	52,538
EST. HOUSEHOLDS	3,661	6,178	21,036
EST. AVG. HH INCOME	\$71,727	\$74,969	\$83,755

TRAFFIC COUNT: POTTSVILLE PIKE 21,744 VPD *ESRI 2020
I-78 38,320 VPD



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COMMERCIAL
REAL ESTATE, INC.

MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ

get in touch.

PAT GALLAGHER

office 610.825.5222
direct 610.260.2676
pgallagher@metrocommercial.com

MAX SILVER

office 610.825.5222
direct 610.260.2672
msilver@metrocommercial.com



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TILDEN RIDGE

- Napa Valley Vineyards
- GNC Live Well.
- AT&T
- DOLLAR TREE
- sallybeauty
- PET SUPPLIES "PLUS"
- GameStop
- GoWIRELESS
- NAIL SALON Great Clips
- FIVE GUYS BURGERS and FRIES

PROPOSED
Hampton Inn

SITE

21,744 VPD
61

TRANSCONTINENTAL DIRECT

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SITE PROPOSED
Hampton Inn

TRANSCONTINENTAL DIRECT

Wawa

LOWE'S

BLUE MOUNTAIN ROAD

CABELA DRIVE

Logan's ROADHOUSE

ALDI

- TILDEN RIDGE**
- GO WIRELESS
 - NAIL SALON
 - Great Clips
 - FIVE GUYS**
BURGERS and FRIES
 - GameStop**
 - CHINESE BUFFET
 - PET SUPPLIES "PLUS"**
 - GNC Live Well.**
 - AT&T**
 - DOLLAR TREE**
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21,744 VPD

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