

RETAIL FOR LEASE

FORMER BANK OF AMERICA BRANCH

5 Main Street, Hellertown, PA 18055



OFFERING SUMMARY

AVAILABLE SF:

2,500 SF

LEASE RATE:

\$22.00 SF/yr (NNN)

PROPERTY OVERVIEW

2,500 SF former Bank of America branch available for lease at The Shoppes at Hellertown.

Bank is turn-key with existing components such as bank vault, deposit boxes, two (2) private offices, ADA restrooms and upstairs access.

Building also features two (2) drive-thru lanes and ATM.

Located in busy Shopping Center with a total GLA of 58,100 SF.

Join True Value Hardware, Premier Medical Clinic, Dollar General, Dolce Patisserie, DiMaio's Italian Restaurant, National Auto, Quest Diagnostics, T-Mobile, H&R Block and Adorned Accessories Boutique.

Bank is located directly across the street from McDonald's.

Contact Ayon Codner for more information.

Located in the heart of affluent Saucon Valley.

ALLENTOWN



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www.TheCommercialPropertyGroup.com

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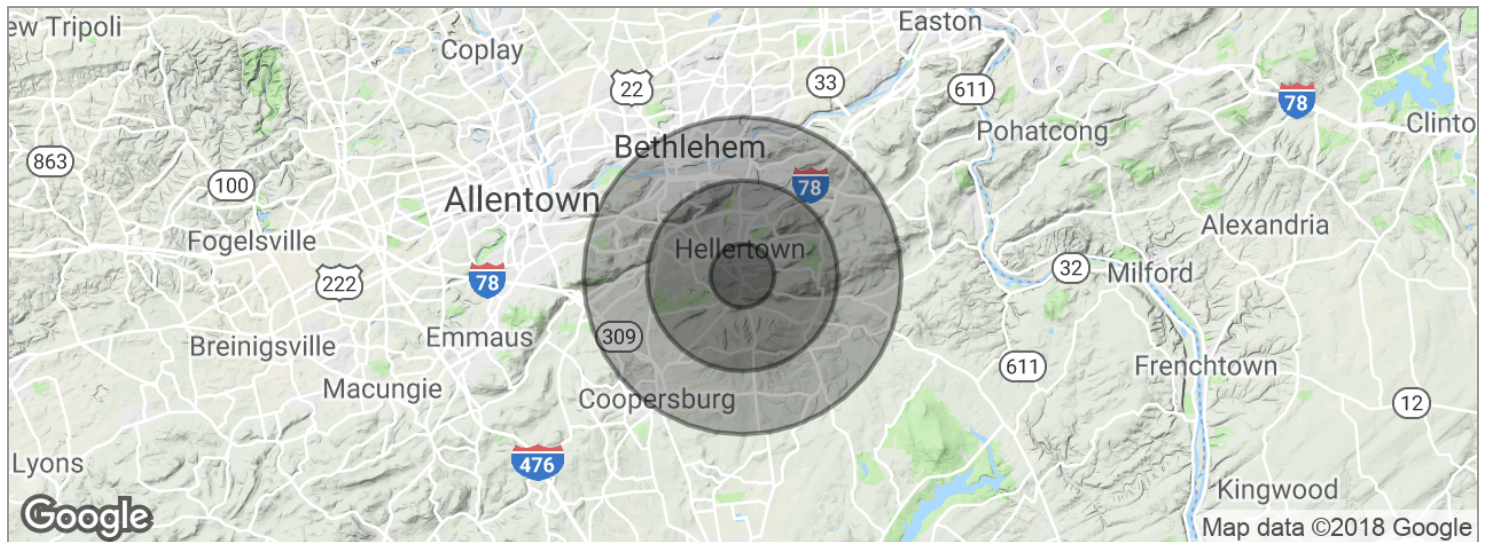
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,785	22,371	93,779
Median age	40.7	38.0	34.6
Median age (male)	40.0	37.4	33.9
Median age (Female)	41.7	39.5	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,910	8,425	34,484
# of persons per HH	2.5	2.7	2.7
Average HH income	\$85,320	\$89,267	\$66,362
Average house value	\$376,738	\$366,082	\$301,816

* Demographic data derived from 2010 US Census

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