

# SOUTH SIDE OF BLAKESLEE BLVD

1199 BLAKESLEE BLVD DR E, LEHIGHTON, PA 18235



MSC

1,000 - 5,000 SF FREE STANDING RETAIL  
PAD WITH DRIVE THRU AVAILABLE FOR LEASE





# SOUTH SIDE OF BLAKESLEE BLVD

## DEMOGRAPHICS

EST. POPULATION      EST. MED HH INCOME

3 mi	10,987	3 mi	\$69,082
5 mi	20,572	5 mi	\$71,004
7 mi	33,806	7 mi	\$71,692

EST. EMPLOYEES

3 mi	2,763
5 mi	5,837
7 mi	10,061

## JOIN THESE AREA TENANTS/BUSINESSES



**GIANT.**



**Marshalls.**



**Lehigh Valley  
Hospital-Carbon**

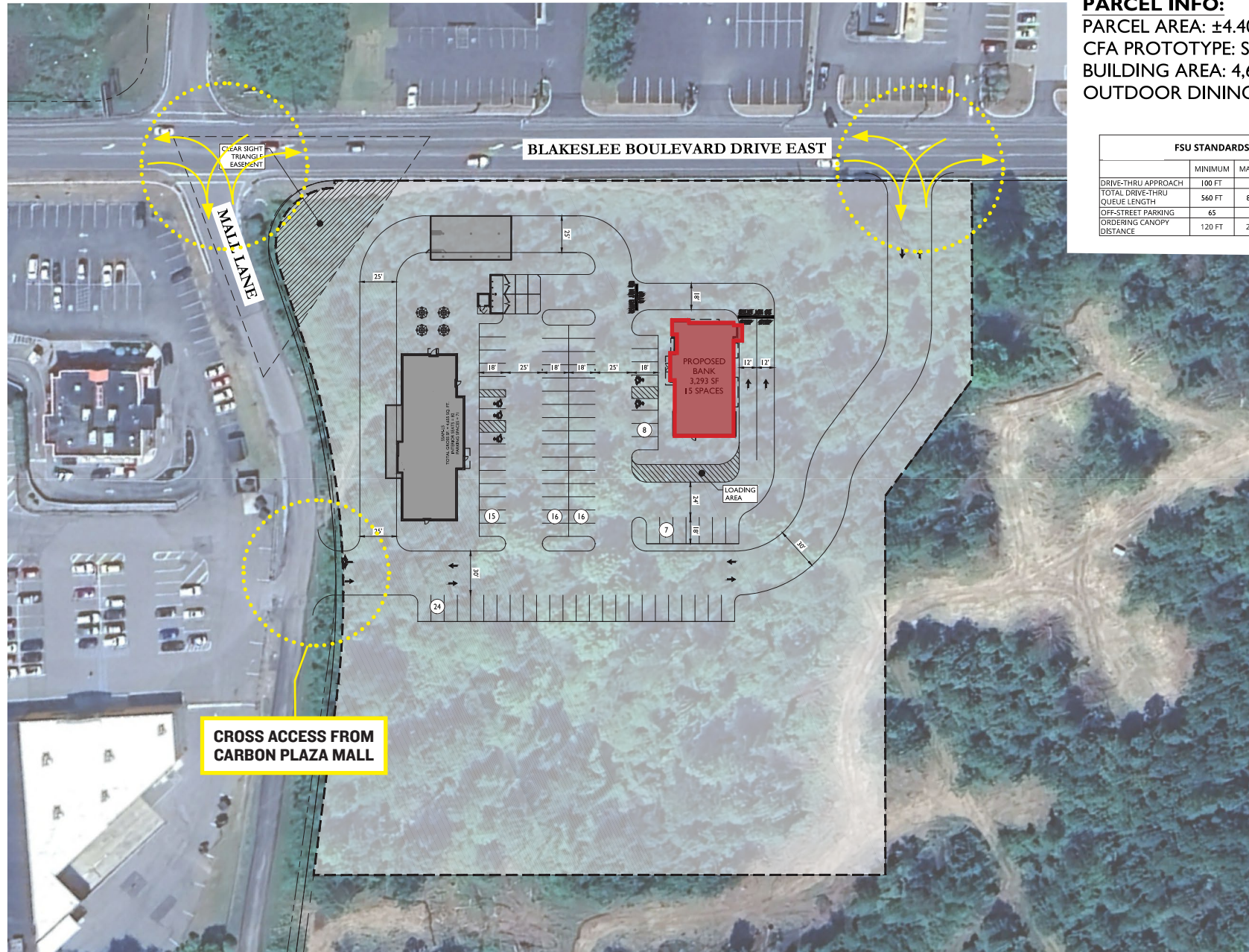


## PROPERTY DETAILS

- ▶ Site benefits from strong surrounding retail presence including Giant, Walmart supercenter, and Lowes all located adjacent/across the street.
- ▶ Prime positioning along Blakeslee Boulevard Drive E offering exceptional exposure
- ▶ Directly adjacent to Carbon Plaza Mall, anchored by Giant, Dollar Tree, and Marshalls.
- ▶ Nearby access to Route 209 (24,785 AADT)
- ▶ Minutes from Lehigh Valley Hospital Carbon, with 150 new hires and 37 patient rooms



# SITE PLAN



## PARCEL INFO:

PARCEL AREA: ±4.40 ACRES  
CFA PROTOTYPE: SSAM-LS  
BUILDING AREA: 4,655 SF  
OUTDOOR DINING: 16 SEATS

FSU STANDARDS			
	MINIMUM	MAXIMUM	PROPOSED
DRIVE-THRU APPROACH	100 FT	NA	120 FT
TOTAL DRIVE-THRU QUEUE LENGTH	560 FT	840 FT	630 FT
OFF-STREET PARKING	65	80	71
ORDERING CANOPY DISTANCE	120 FT	200 FT	170 FT



# AERIAL

## LEHIGH VALLEY HOSPITAL - CARBON



BLAKESLEE BLVD/DRIVE E (17,146 AADT)

LOWE'S



MATTRESS Warehouse



SITE

## CARBON PLAZA MALL

GIANT

Marshalls

THE ZOO HEALTH CLUB

GameStop

DOLLAR TREE



verizon



Walmart SUPERCENTER



# AERIAL







# MSC

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