

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.



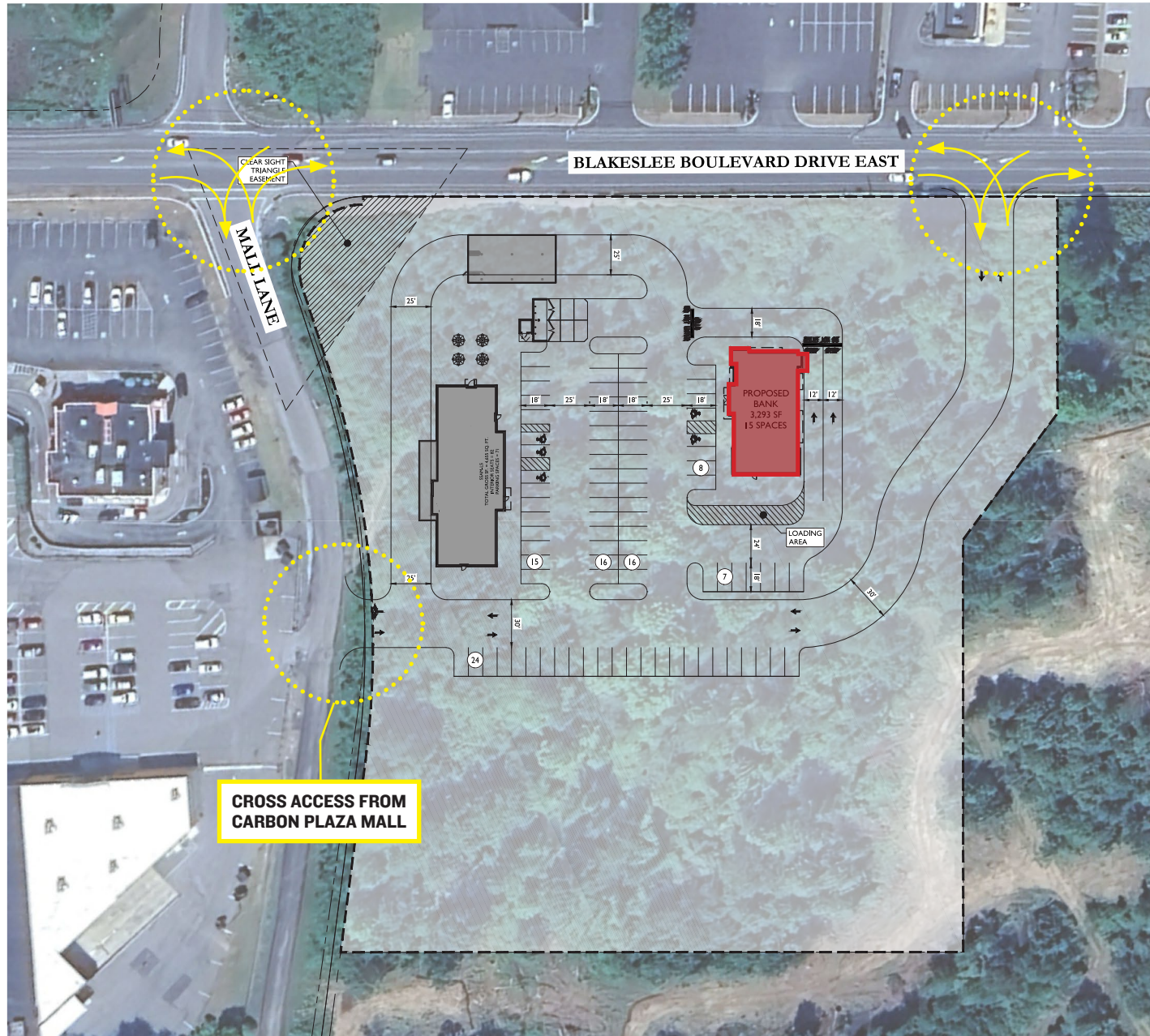
**Lehigh Valley
Hospital-Carbon**



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



AERIAL

LEHIGH VALLEY HOSPITAL - CARBON



BLAKESLEE BLVD/DRIVE E (17,146 AADT)



SITE

CUSTOMER TRAFFIC RANKINGS

1		#8/249 STORES IN PA
2		#22/463 STORES IN PA
3		#10/131 STORES IN PA
4		#41/247 STORES IN PA

CARBON PLAZA MALL



CUSTOMER TRAFFIC RANKINGS BASED ON CELL PHONE DATA FROM PLACER.AI (7/1/2024 - 6/30/25)

AERIAL





MSC

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