

FREESTANDING BUILDING: ±2,414 SF

855 South Broadway, Wind Gap, Northampton County, PA 18091

EQUITY CRE



PROPERTY FEATURES

- Existing drive-thru
- Situated at a traffic light (full site ingress/egress)
- Approximately 120 feet of frontage on S. Broadway
- Convenient parking
- Built in 2007
- Prominent signage

LOCATION DETAILS

- Centrally located in Wind Gap commercial corridor
- Property located at 2nd traffic light from PA Route 33 Exit
- Area tenants include CVS, Giant, Ocean State Job Lot, McDonald's, Ashley Furniture, Tractor Supply Company, and more
- Approximately 17,763 vehicles a day on S. Broadway
- Adjacent CVS ranked #2 out of 6 within a 10-mile radius*

**Source: Placer.ai from April 1, 2021 – March 31, 2022*



CONTACT

KEITH SEYMOUR

kseymour@equitycre.com

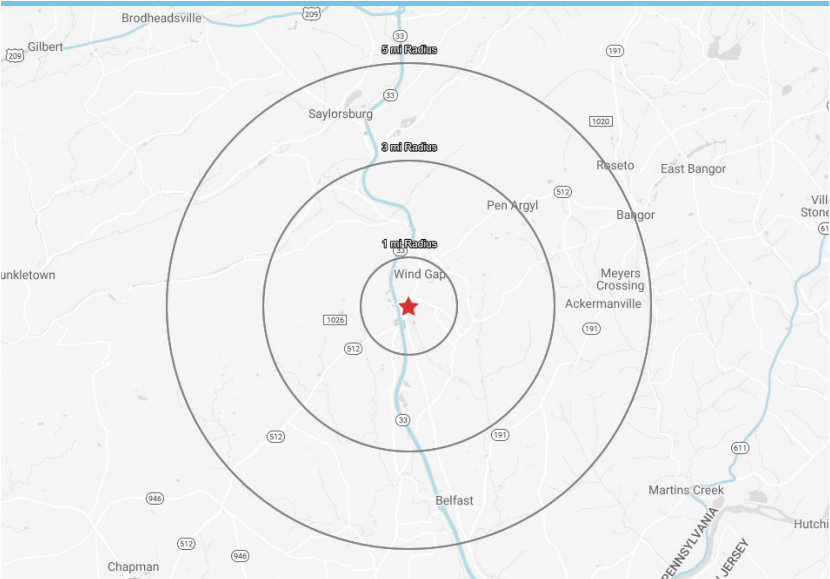
DIRECT 484.417.2249

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Demographic Overview Map (1, 3, 5 mile radius)



Demographics

	1 Mile	3 Miles	5 Miles
 Population	2,978	9,888	27,138
 Average HHI	\$94,174	\$103,488	\$111,551
 Adj Daytime Demos (16yrs+)	2,312	6,652	15,377

Demographic Data Source: Applied Geographic Solutions, 2024 (REGIS)

The right space. The right move.

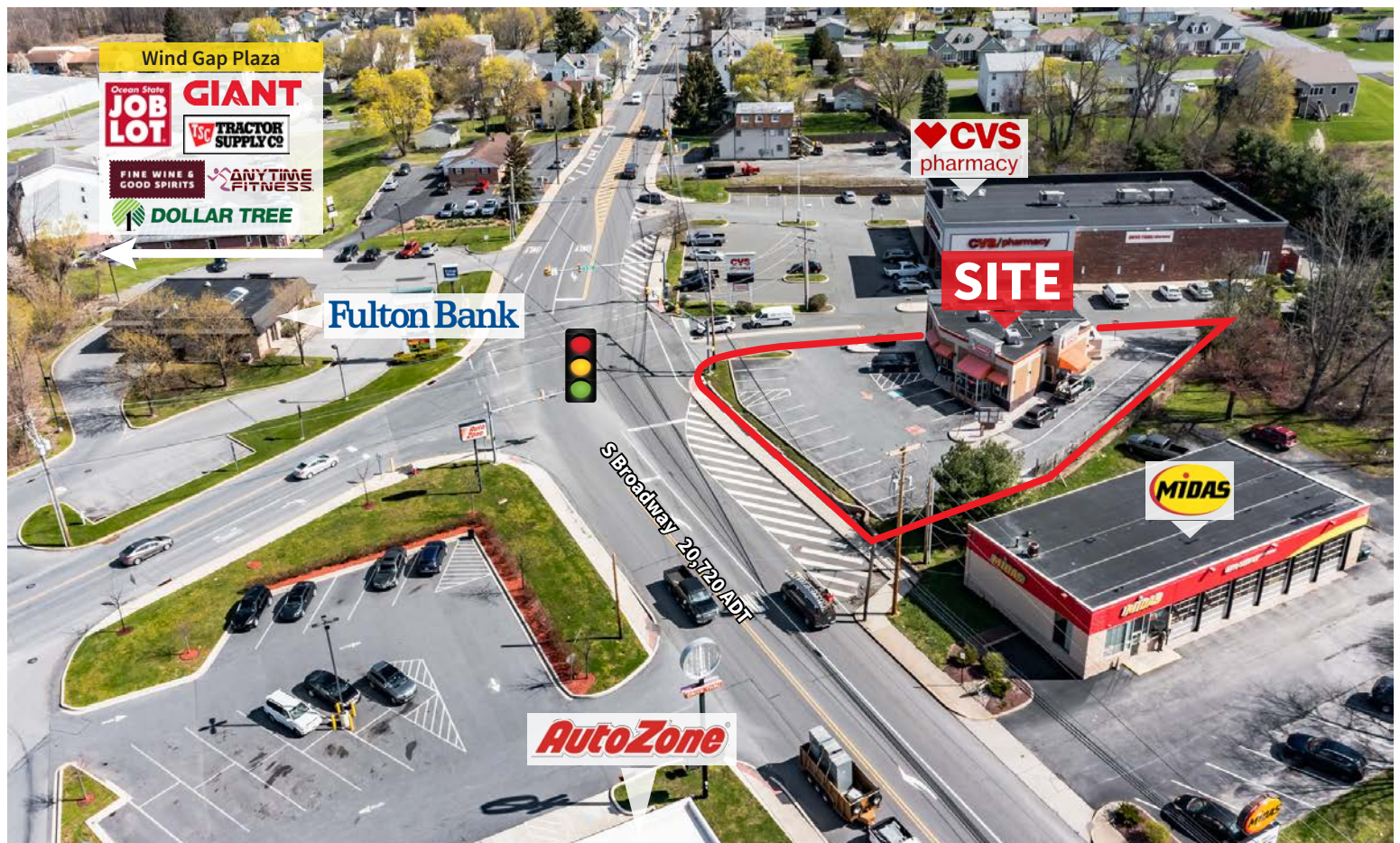


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Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)