

Allentown I-78 & Route 100 Retail Space With Drive-Thru or Patio

7720 Main Street Fogelsville PA 18051



LOCATION:	7720 Main Street Fogelsville, PA. 18051. Corner of I-78 & Rt. 100. Signalized intersection.
IMPROVEMENTS:	Freestanding Arby's & former Long John Silver's.
TRAFFIC COUNT:	I-78-38,956 eastbound 38,108 westbound. Tilghman St. & Rt. 100-13,657 both directions. Rt.100 north of Tilghman St.-15,733 both directions. Rt.100 south of Tilghman St.-26,478 both directions.
LEASE:	3,400 sq. ft. with drive thru. Former Long John Silver's.
RENT & CAM:	\$100,000 per year NNN plus CAM \$6.76 per sq. ft. total pass through costs .
REMARKS:	West end Lehigh Valley with huge traffic count, interstate corner, and high income demographics. Seven hotels, millions of square feet of office, industrial.
CONTACT:	Stefan N. Cihylik, CCIM The Frederick Group LLC 3500 Winchester Road, Suite 201, Allentown, PA 18104 610-398-0411 Direct Dial 610-706-4505 C-610-212-6535 Fax 610-336-8377 stevenc@ptd.net



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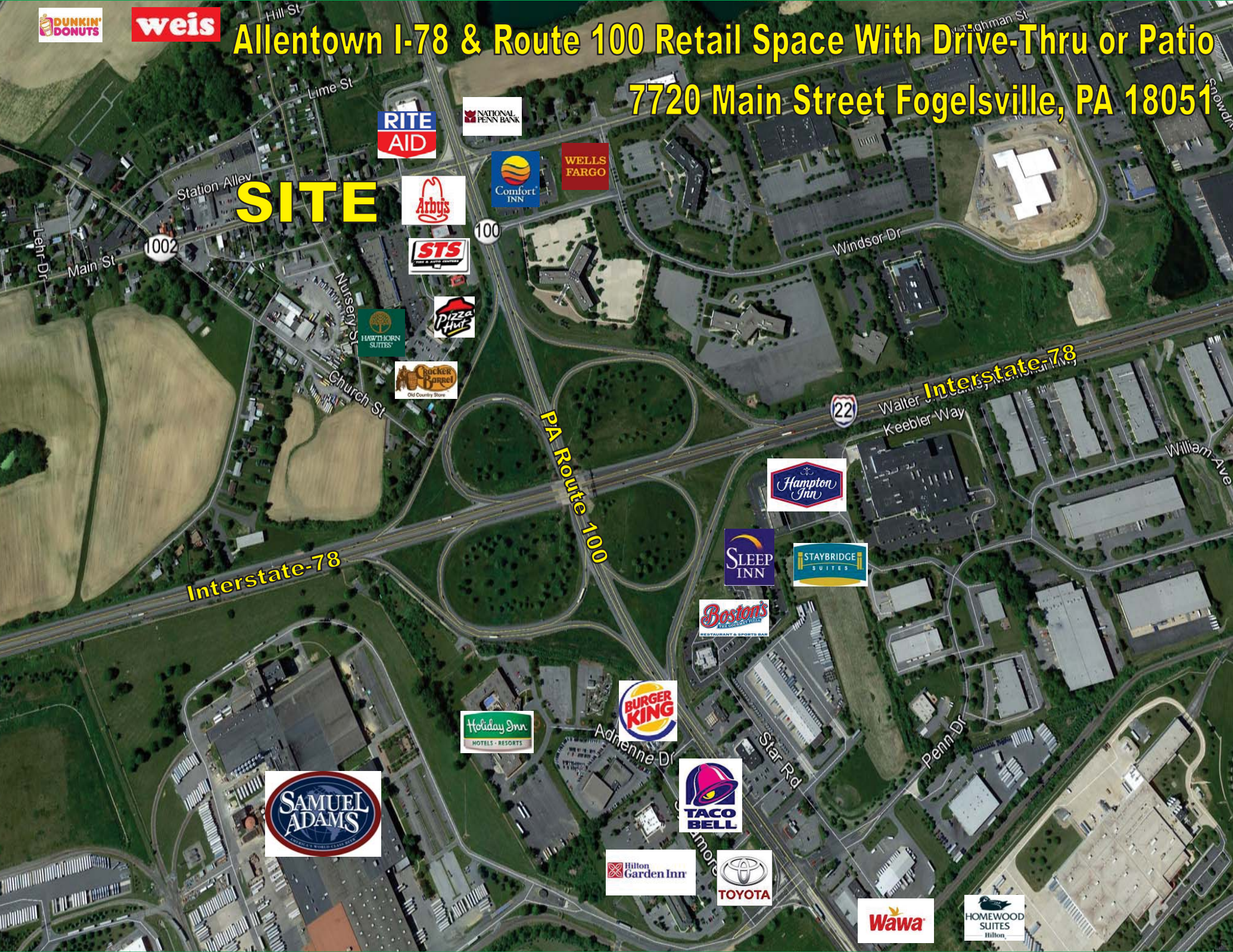
SITE



Interstate-78

PA Route 100

Interstate-78



Allentown I-78 & Route 100 Retail Space With Drive-Thru or Patio

7720 Main Street Allentown, PA 18106

Tilghman Street

3,400 Sq. Ft.
Next to Arby's



PA Route 100



Nursery St



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3,400 Sq. Ft.
Arby's

