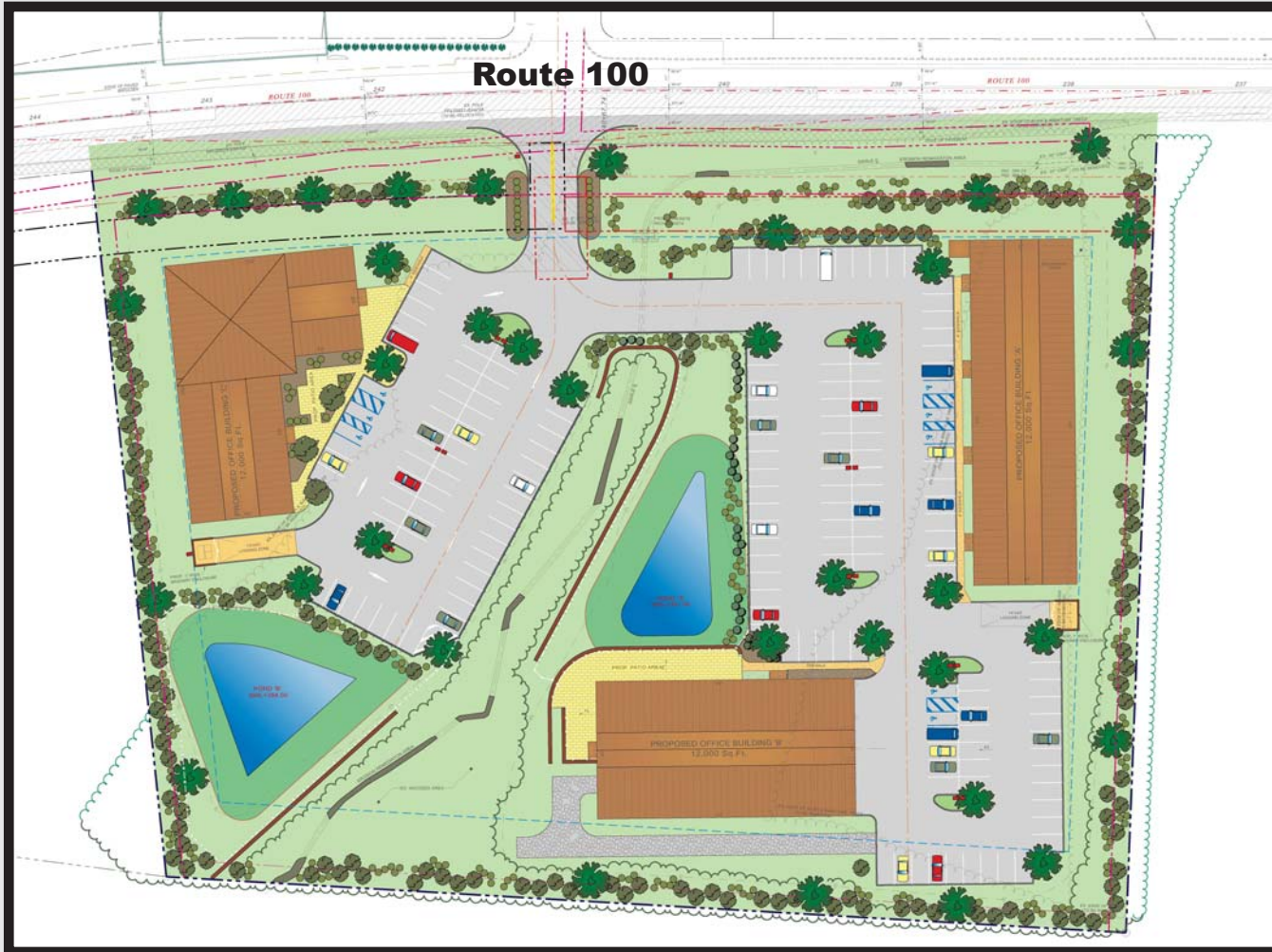


Approved Commercial-Retail Development

2204 Rt. 100 Lower Macungie, PA



SALE PRICE - \$1,500,000

**LOCATION - Rt. 100 & Wisteria Rd.
1.3 miles south of the Rt. 222 Bypass**

LOT SIZE: - 5.65 acres

UTILITIES: - All municipal

**TRAFFIC COUNT: - Rt. 100 - 10,310 ADT
Spring Creek Road - 6,600 ADT**

REMARKS:

Fully approved development. Three 12,000 sq. ft. Single story retail-office-commercial buildings. All permits are in place to begin construction. 1.3 miles from Rt. 222 Bypass.

USES:

Great location for bank, retail, office, medical office, condos

CONTACT:

Stefan N. Cihylik, CCIM The Frederick Group LLC 3500 Winchster Road, Suite 201, Allentown, PA 18104 Exclusive Agent
610-398-0411 Direct Dial - 610-706-4505 Fax 610-336-8377 Email - stevenc@ptd.net



NO WARRANTY OR REPRESENTATION, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental



Approved Commercial-Retail Development 2204 Rt. 100 Lower Macungie, PA



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