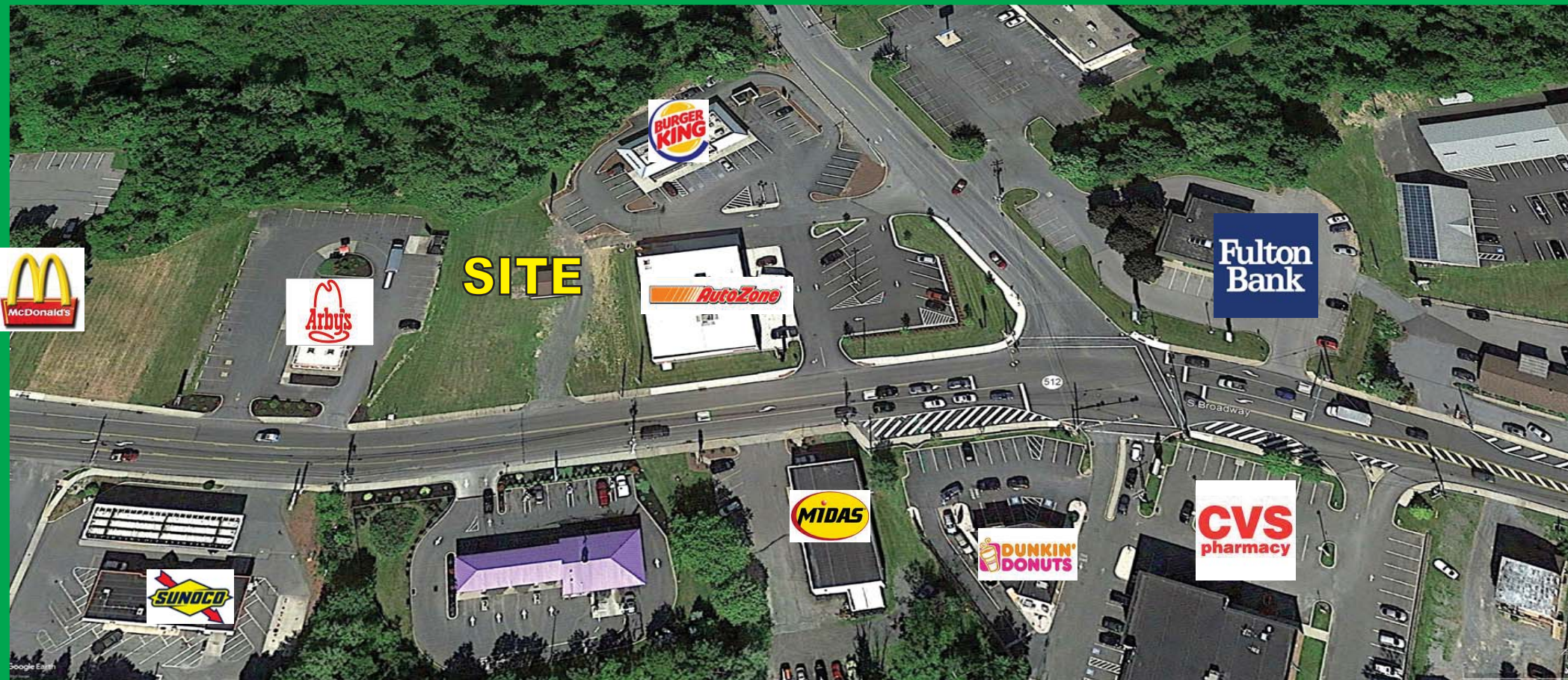


Wind Gap .5 Acre Pad Site For Lease



LOCATION: 942 S. Broadway (Rt. 512), Route 512 & Male Road. Signalized intersection.

IMPROVEMENTS: Vacant .5 acre lot next to Burger King, Autozone, Arby's.

TRAFFIC COUNT: Route 512 - 18,500 cars per day both directions.

LEASE: \$18.00 per square foot NNN per year. Build to Suite rent and CAM to be determined.

REMARKS: Strong commercial corridor serving Wind Gap Very visible, accessible with a signalized corner and the best corner in the market. Full access from Route 512.

Wind Gap .5 Acre Pad Site For Lease



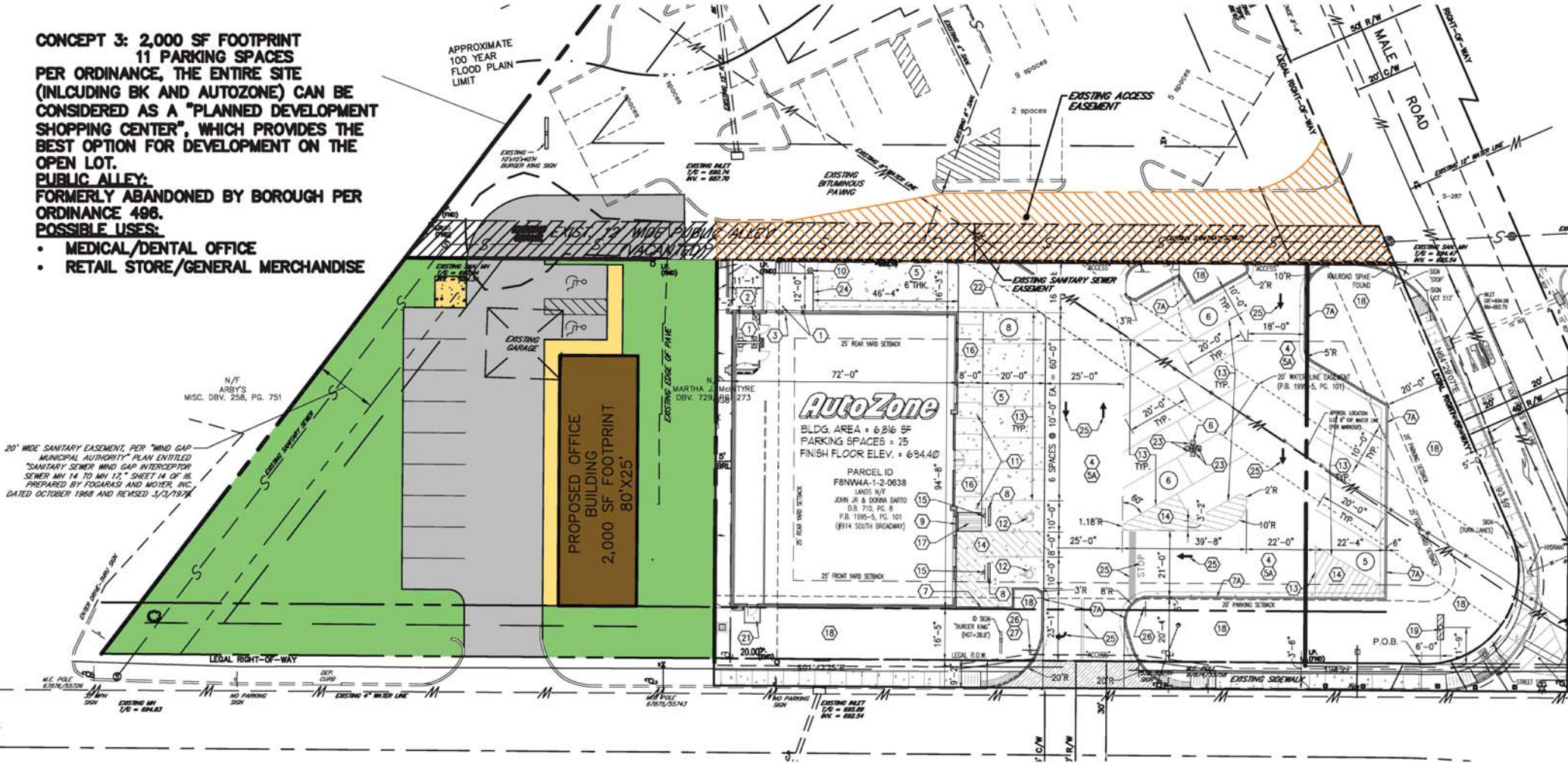
Pad Site Plan 1



CONCEPT 3: 2,000 SF FOOTPRINT
11 PARKING SPACES
 PER ORDINANCE, THE ENTIRE SITE
 (INCLUDING BK AND AUTOZONE) CAN BE
 CONSIDERED AS A "PLANNED DEVELOPMENT
 SHOPPING CENTER", WHICH PROVIDES THE
 BEST OPTION FOR DEVELOPMENT ON THE
 OPEN LOT.

PUBLIC ALLEY:
 FORMERLY ABANDONED BY BOROUGH PER
 ORDINANCE 496.

- POSSIBLE USES:**
- MEDICAL/DENTAL OFFICE
 - RETAIL STORE/GENERAL MERCHANDISE



Pad Site Plan 2



CONCEPT 5: 1,970 SF FOOTPRINT
14 PARKING SPACES
 PER ORDINANCE, THE ENTIRE SITE (INCLUDING BK AND AUTOZONE) CAN BE CONSIDERED AS A "PLANNED DEVELOPMENT SHOPPING CENTER", WHICH PROVIDES THE BEST OPTION FOR DEVELOPMENT ON THE OPEN LOT.

PUBLIC ALLEY:
 FORMERLY ABANDONED BY BOROUGH PER ORDINANCE 496.

POSSIBLE USES:

- MEDICAL/DENTAL OFFICE
- RETAIL STORE/GENERAL MERCHANDISE
- GENERAL OFFICE

N/F
 ARBY'S
 MISC. DBV. 258, PG. 751

20' WIDE SANITARY EASEMENT, PER "WIND GAP MUNICIPAL AUTHORITY" PLAN ENTITLED "SANITARY SEWER WIND GAP INTERCEPTION SEWER MH 14 TO MH 12," SHEET 14 OF 16, PREPARED BY FOCARASI AND MOYER, INC. DATED OCTOBER 1988 AND REVISED 3/5/1978

