

FOR LEASE - CREEKSIDE MARKETPLACE

Join Established and Successful Retail Stores in neighborhood shopping center.

Lower Saucon Township | Northampton County

GLA: 90,804 SF



Property Highlights

- Grocery anchored center in close proximity to Interstate-78.
- Ideal opportunity for food users, medical, health/wellness, and service oriented businesses.
- Professionally managed property.

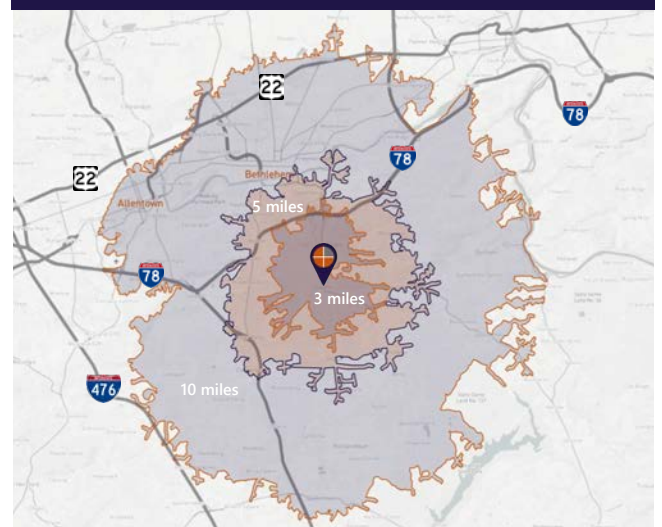
Location & Market Attributes

- Space available for lease at neighborhood shopping center anchored by a 52,524 SF successful and well-established Giant Food Store.
- Strong surrounding demographics in Lower Saucon Township.
- This shopping center is in close proximity to Interstate-78 providing access to a broad trade area.
- Pad Site opportunities exist.
- Join a strong mix of national and regional retailers including Subway, UPS Store, Pet Valu, AT&T, Fine Wine & Good Spirits, Dollar Tree and more.
- Property is institutionally owned and well maintained.

VASTGOOD PROPERTIES, LLC
Manager & Owner's Representative

Variable	Creekside Marketplace		
	1880 Leithsville Rd. Hellertown, PA 18055		
Travel Distance from Site	3 miles	5 miles	10 miles
Total Population	12,377	43,946	292,950
Population Density (Pop per Square Mile)	927.0	1,012.2	1,467.0
Total Daytime Population	9,371	38,899	310,513
Total Households	5,308	15,321	109,094
Per Capita Income	\$39,859	\$31,527	\$28,211
Average Household Income	\$94,857	\$86,604	\$74,338
Median Household Income	\$67,187	\$60,361	\$54,374
Average Disposable Income	\$71,167	\$65,800	\$57,881
Aggregate Disposable Income	\$377,756,221	\$1,008,122,328	\$6,314,514,136
Total (SIC01-99) Businesses	375	1,237	9,279
Total (SIC01-99) Employees	2,979	21,505	147,538
Total (SIC01-99) Sales	\$610,044	\$2,673,733	\$25,242,147
Annual Budget Expenditures	\$426,063,506	\$1,127,880,123	\$6,931,927,390
Retail Goods	\$129,073,514	\$338,401,042	\$2,079,814,789

Travel Distance from Site



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

Steve Clipman | Cell: 717.682.8492 | steve@TRUECommercial.com
Gordon Kauffman | Cell: 717.880.7301 | gordon@TRUECommercial.com
Eric Ederati | Cell: 717.471.5319 | eric@TRUECommercial.com

TRUE
Commercial Real Estate LLC

1018 North Christian Street Lancaster PA 17602 | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

CREEKSIDE MARKETPLACE - SITE PLAN



Tenants and Availabilities		
Key Code	Sq. Ft.	Tenant
1	2,400	Available
2 & 3	55,428	Giant Food Stores
4	1,600	AT&T
5	1,600	The UPS Store
6	1,600	LN Nails
7	1,600	Subway
8	1,600	Holiday Hair
9	1,600	Creekside Cleaners
10	3,162	Pet Valu
11	3,162	Fine Wine & Good Spirits
12	1,600	China Moon
13	2,400	Available
14	11,238	Dollar Tree
15	1,600	Feasta Italiana

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

ESTABLISHED RETAIL AND COMMERCIAL AREA



The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

CREEKSIDE MARKETPLACE - AERIAL PHOTOS



The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

FOR LEASE - CREEKSIDE MARKETPLACE



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

Steve Clipman | Cell: 717.682.8492 | steve@TRUECommercial.com
Gordon Kauffman | Cell: 717.880.7301 | gordon@TRUECommercial.com
Eric Ederati | Cell: 717.471.5319 | eric@TRUECommercial.com



1018 North Christian Street Lancaster PA 17602 | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.