

**FOR SALE
OR LEASE**

FORMER RITE AID
±14,831 SF RETAIL BUILDING
23 NORTH ELM STREET | KUTZTOWN, PA 19530



FOR MORE INFORMATION CONTACT:

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PROPERTY HIGHLIGHTS

SALE PRICE \$4,500,000

LEASE RATE \$22,000 / MO NNN

RENT PER SF \$1.48 / SF / MO NNN

DRIVE -THRU YES

BUILDING SIZE 14,831 SF

LOT SIZE 64,832 SF

YEAR BUILT 2005*

PARKING 57 SPACES*

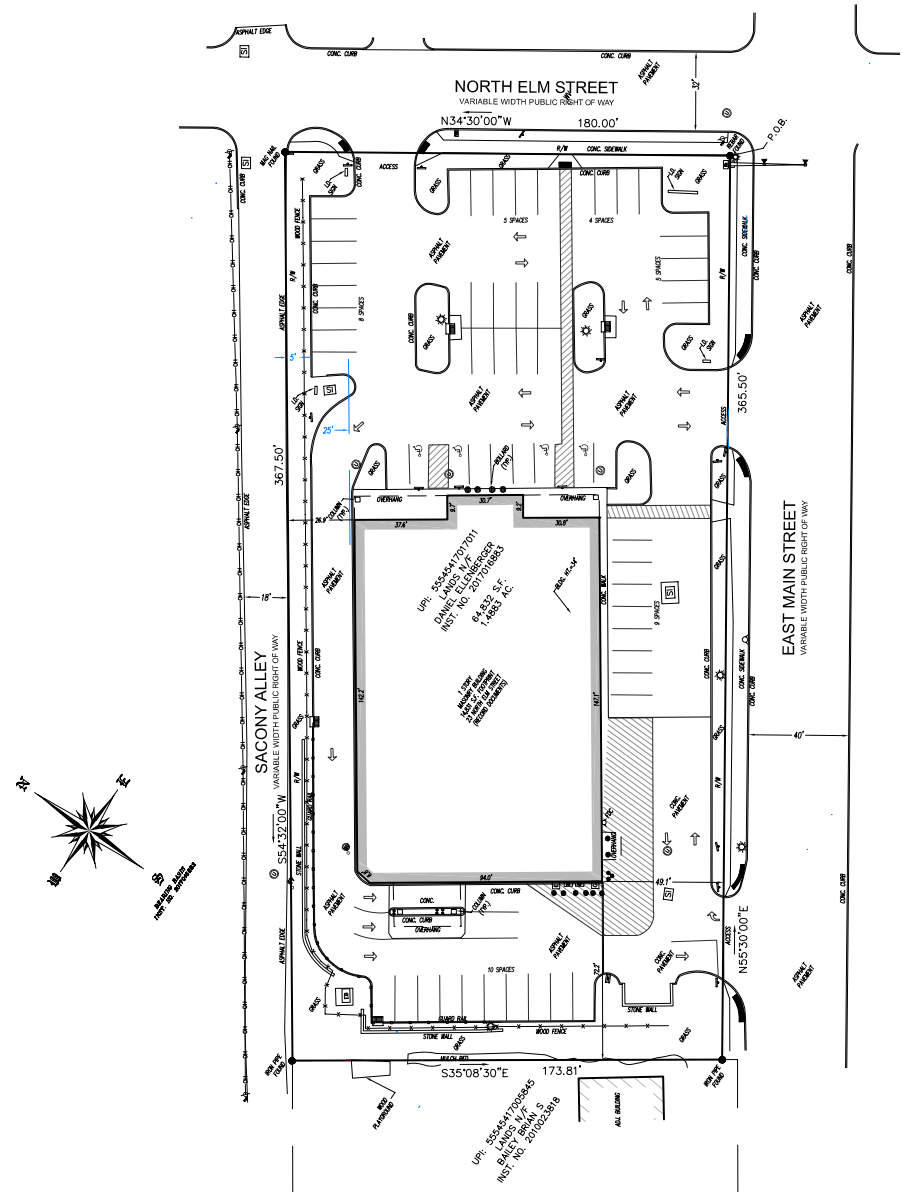
ROLL-UP DOOR ONE (1)

*SOURCE: COSTAR

BUILDING PHOTOS



SITE PLAN



LOCATION AERIAL



AREA OVERVIEW

KUTZTOWN IS A BOROUGH IN BERKS COUNTY, PENNSYLVANIA LOCATED IN THE EASTERN PART OF THE STATE APPROXIMATELY 50 MILES NORTHEAST OF PHILADELPHIA, PENNSYLVANIA. KUTZTOWN IS INCLUDED IN THE READING MSA AND IS LOCATED BETWEEN THE CITIES OF READING (14 MILES SOUTHWEST) AND ALLENTOWN (18 MILES NORTHEAST) ALONG HIGHWAY 222. THE CITY OF ALLENTOWN HAS AN ESTIMATED POPULATION OF 125,845 PEOPLE.

- KUTZTOWN UNIVERSITY OF PENNSYLVANIA** IS LOCATED IN THE SOUTHWEST AREA OF KUTZTOWN LESS THAN TWO MILES FROM THE SUBJECT PROPERTY, OFFERING OVER 130 ACADEMIC AREAS OF STUDY FOR APPROXIMATELY 8,300 GRADUATE AND UNDERGRADUATE STUDENTS A YEAR. THE CAMPUS IS SITUATED ON 289 ACRES AND INCLUDES AN ACTIVE STUDENT LIFE WITH OVER 200 ORGANIZATIONS AND CLUBS.
- LEHIGH VALLEY HOSPITAL** IS LOCATED IN ALLENTOWN, PA AND IS THE FLAGSHIP HOSPITAL OF LEHIGH VALLEY HEALTH NETWORK THIS HOSPITAL APPROXIMATELY 15 MILES EAST OF THE SUBJECT PROPERTY AND IS THE LARGEST EMPLOYER IN LEHIGH VALLEY WITH CLOSE TO 8,000 EMPLOYEES.

DEMOGRAPHICS

	TOTAL POPULATION	MEDIAN HH INCOME	TOTAL HOUSEHOLDS	MEDIAN AGE	TRAFFIC COUNTS (ADT)	
3 MILE	10,821	\$61,187	3,172	24.2	E MAIN ST	±9,500
5 MILES	21,527	\$75,218	7,520	36.1	HWY 222	±29,000
10 MILES	93,744	\$98,020	34,990	42.0	I-78	±49,000

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