

Capitol Plaza

412-485 BLUE VALLEY DRIVE | BANGOR, P.A. 18013

LEVIN
MANAGEMENT



Available Space

7,335 SF (divisible), 14,600 Coming Available

Property Highlights

- **Well-Anchored Neighborhood Center:** 62,663-square-foot center anchored by Ace Hardware.
- **Prime Location:** Strategically positioned at the intersection of **Blue Valley Drive/Route 512 and Bangor Junction Road.**
- **Excellent Connectivity:** Near **Route 33** and just 8 miles from Interstate 80, ensuring strong regional accessibility.
- Surrounded by key market drivers, including Weis Supermarket, ShopRite, Walgreens, CVS, Wawa, Dunkin', Family Dollar, and Lehigh Valley Health Network.
- **Attractive Co-Broker Incentive: 5% commission offered on deals up to 15,000 SF.**

Retailers

ACE
Hardware

RITE
AID

DOLLAR GENERAL

snap fitness^{24/7}

BANK OF AMERICA

Quest
Diagnostics

Average Daily Traffic

8,870 Blue Valley Drive

18,880 Route 33 northbound

17,619 Broadway

Demographics

3-mile radius



17,407
POPULATION



6,971
HOUSEHOLDS



\$103,213
AVERAGE HH INCOME



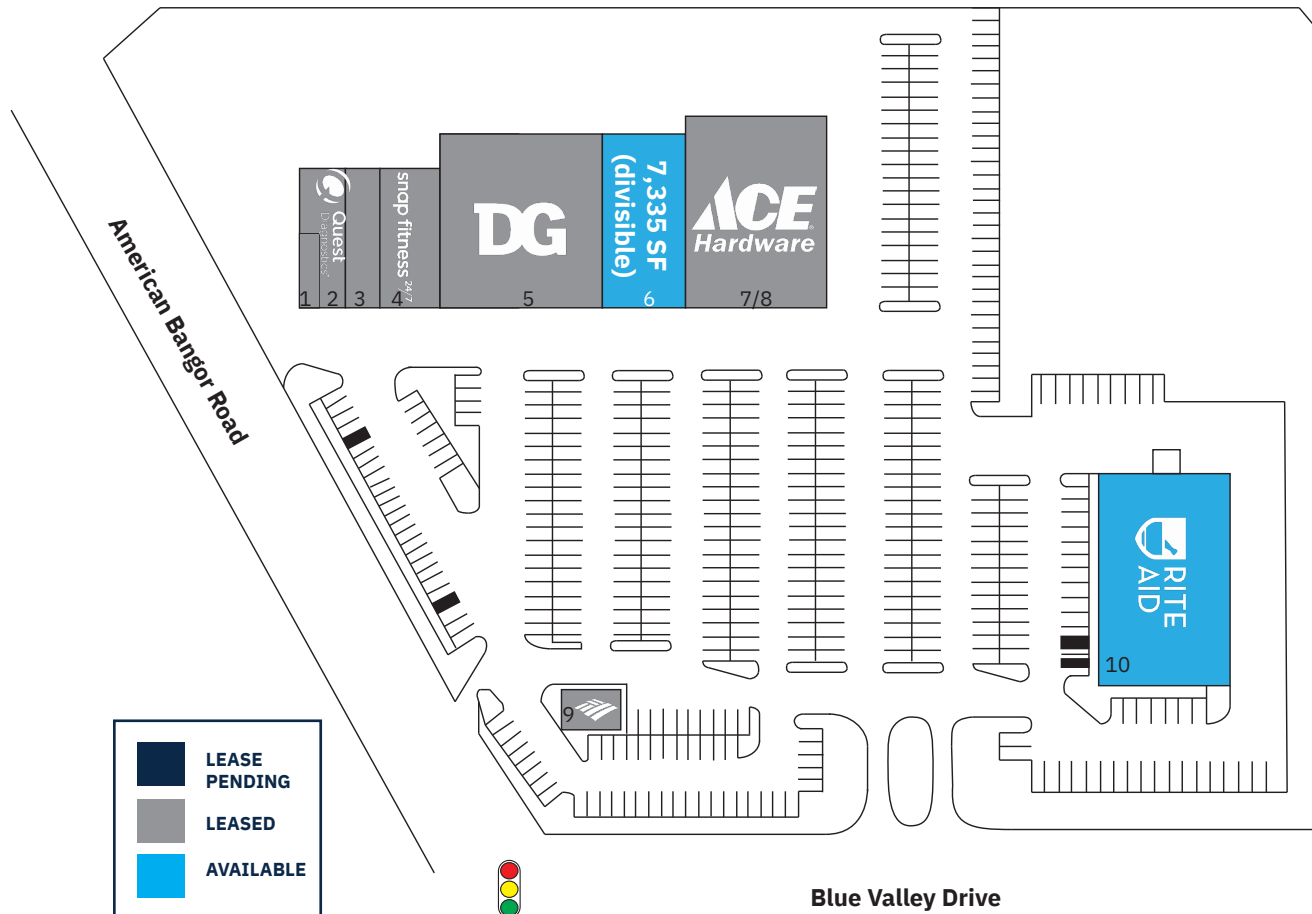
15,965
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

SF

1	Bagels on the Corner	992
2	Quest Diagnostics	2,641
3	Physical Therapy	2,856
4	Snap Fitness	3,774
5	Dollar General	7,500
6	Available (divisible)	7,335
7/8	Ace Hardware	21,715
9	Bank of America	1,250
10	Rite Aid - Coming Available	14,600

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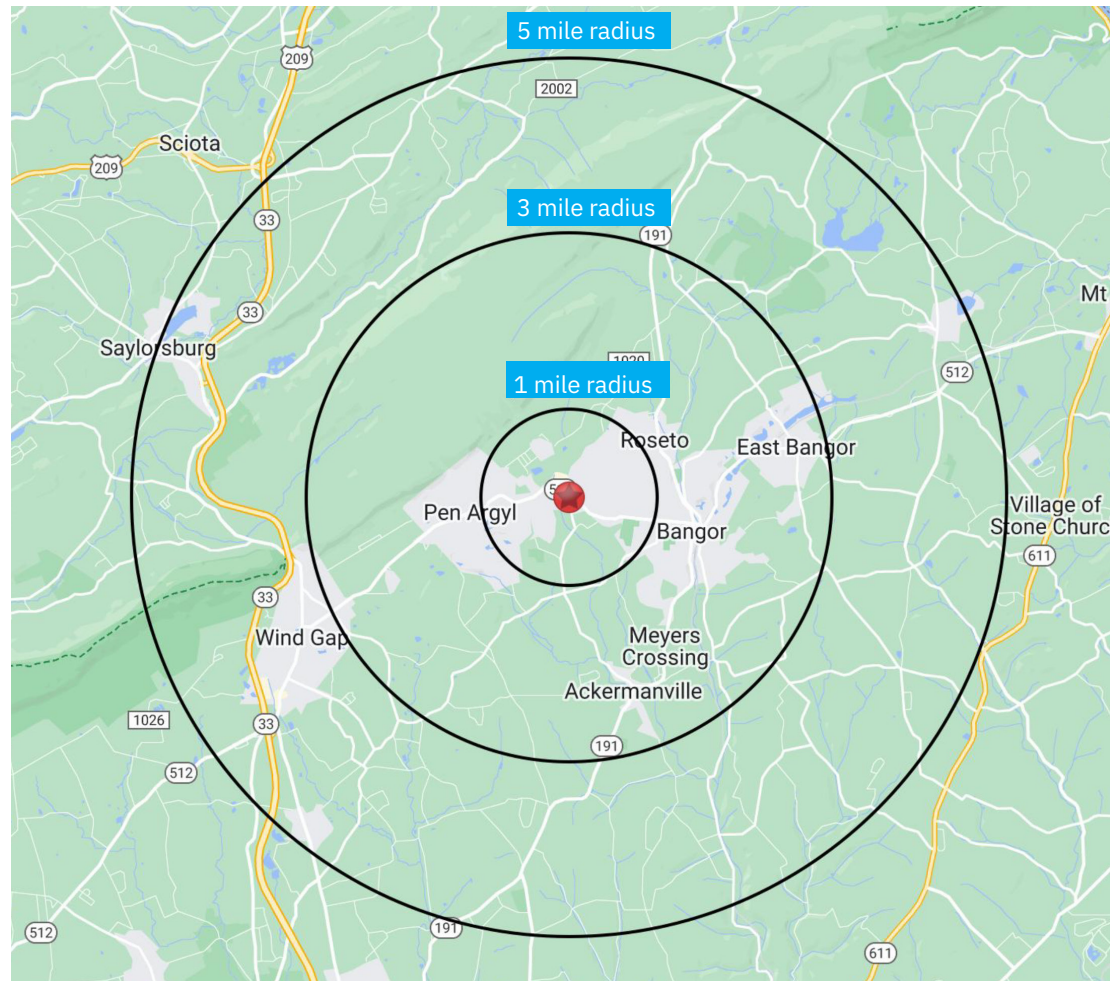
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	3,505	17,407	28,333
Households	1,386	6,971	11,486
Average Household Income	\$93,905	\$103,213	\$108,474
Projected Average Household Income (2030)	\$92,547	\$101,753	\$106,964
Median Household Income	\$77,349	\$77,679	\$79,455
Total Businesses	136	504	854
Total Employees	929	3,605	6,091
Daytime Population	3,282	15,965	25,562
Total Annual Household Expenditure	\$131.19 M	\$673.06 M	\$1.14 M
HH Income \$200K or more	99	550	1,051
College Degree + (Bachelor Degree or Higher)	612	2,998	5,333

Source: sitesusa.com



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CLOSE-UP AERIAL

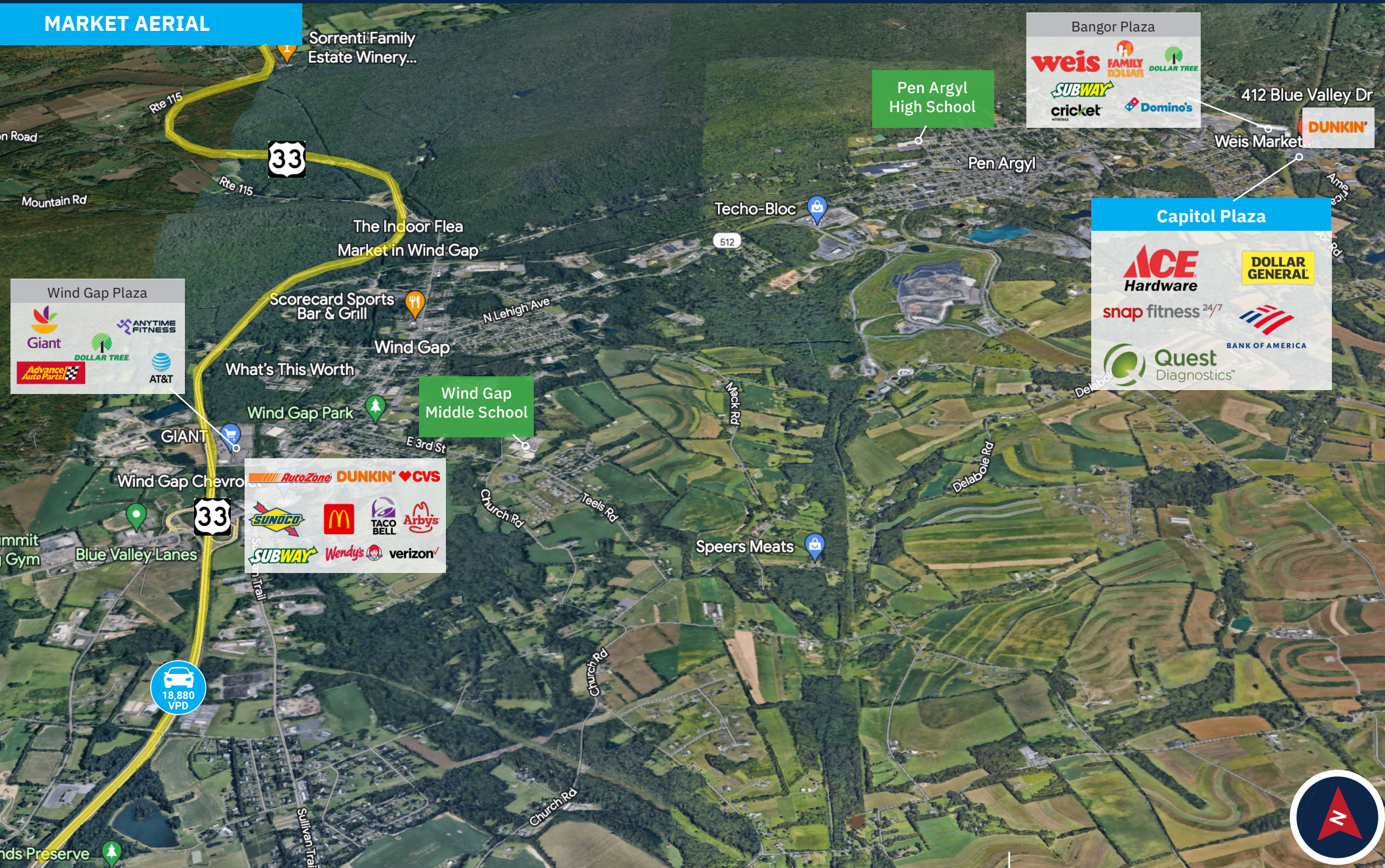


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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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