

Capitol Plaza

412-485 BLUE VALLEY DRIVE | BANGOR, PA 18013

Available Space

4,596 SF - Last unit

Broker Incentives

5% commission on leases up to 15,000 SF;
4% on leases from 15,001-40,000 SF.



Retailers



DOLLAR GENERAL



snap fitness ^{24/7}

BANK OF AMERICA

5-Mile Demographics



14,407
POPULATION



6,971
HOUSEHOLDS



\$103,213
AVERAGE HH INCOME



15,965
DAYTIME POPULATION

Property Highlights

- Well-Anchored Neighborhood Center: 62,663-square-foot shopping center anchored by Ace Hardware
- Prime Location: Positioned at the intersection of Blue Valley Drive/Route 512 and Bangor Junction Road
- Excellent Connectivity: Convenient access to Route 33 and just 8 miles from Interstate 80, providing strong regional accessibility
- Strong Retail Corridor: Surrounded by key market drivers including Weis Supermarket, ShopRite, Walgreens, CVS, Wawa, Dunkin', Family Dollar, and Lehigh Valley Health Network

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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
6A	Available	4,596
6B	Lease Pending	2,500
7	Ace Hardware	21,715
10	Lease Pending	14,600



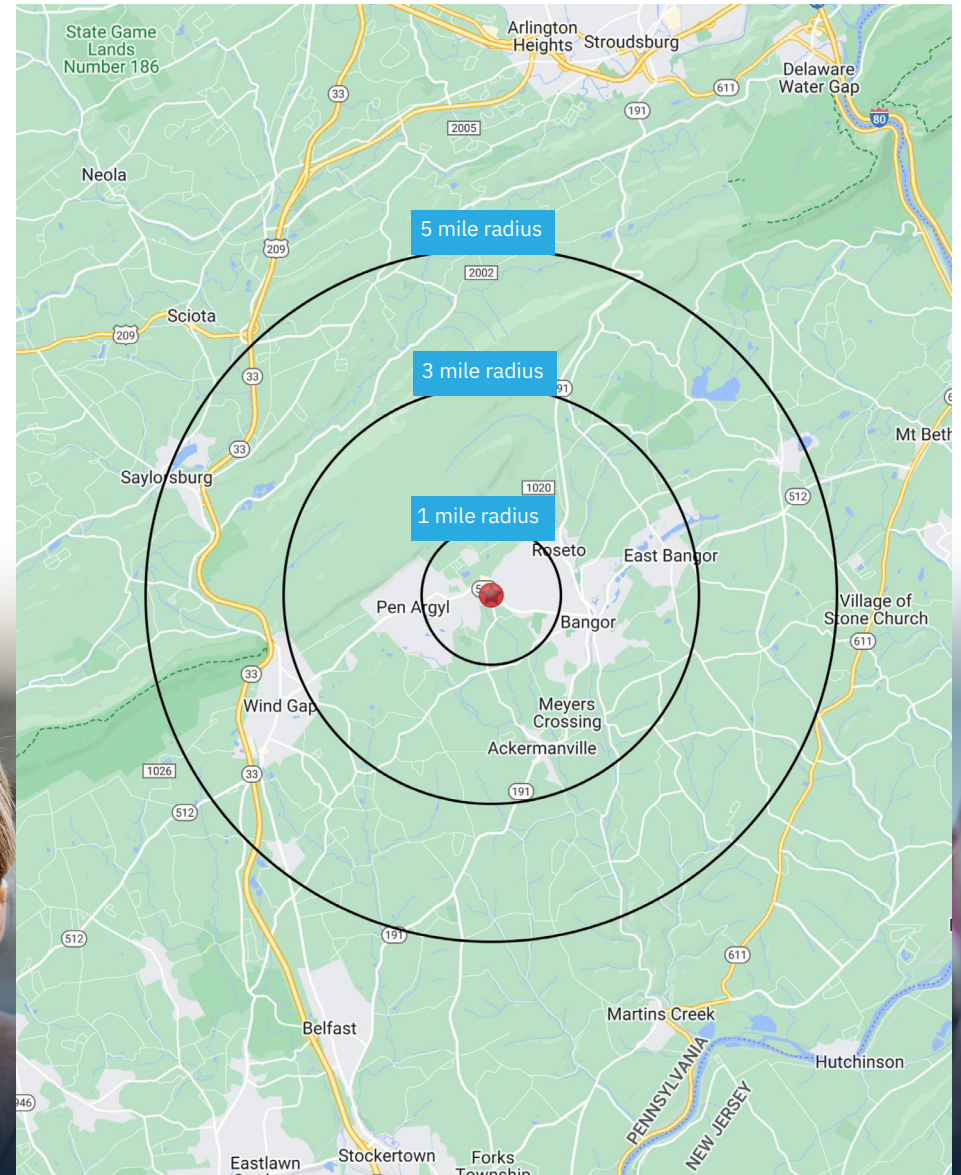
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DEMOGRAPHICS

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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MARKET AERIAL



WIND GAP PLAZA

- Giant
- DOLLAR TREE
- AT&T
- Advance! Auto Parts
- ANYTIME FITNESS

BANGOR PLAZA

- weis
- FAMILY DOLLAR
- DOLLAR TREE
- SUBWAY
- cricket
- Domino's

Capitol Plaza

- ACE Hardware
- DOLLAR GENERAL
- snap fitness 24/7
- Quest Diagnostics
- BANK OF AMERICA

- AutoZone
- DUNKIN'
- CVS
- SUNOCO
- McDonald's
- TACO BELL
- Arby's
- SUBWAY
- Wendy's
- verizon

18,880 VPD



Our History is Strong.
Our Vision, *Stronger*.

Over 70 years of trusted expertise in commercial real estate.

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Fred Younkin

LEASING REPRESENTATIVE

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