FOR LEASE

4033 CHESTNUT ST EMMAUS, PA 18049



FREESTANDING RETAIL

This 1,200 SF freestanding retail space is absolutely perfect for small cafe, retail, or office uses. With dedicated parking, it is located on busy Chestnut Street, behind Louie's Bakery. New pylon sign is currently under approval and will be installed on Chestnut Street.

Mobil

Destination uses would work best

1,200 SF

\$17/SF **MODIFIED GROSS**



James Balliet President O 610-435-1800 C 610-972-6808



Benjamin Diaz Realtor O 610-435-1800 C 484-705-9655

James@JBPropertyGroup.com BDiaz@JBPropertyGroup.com JBPropertyGroup.com

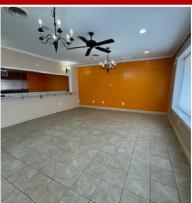
JBPropertyGroup.com

- Dedicated Parking
- Pylon Sign

- 1,200 SF
- **Great Location**



















James Balliet President O 610-435-1800 C 610-972-6808



Benjamin Diaz Realtor O 610-435-1800 C 484-705-9655 JBPropertyGroup.com

James@JBPropertyGroup.com BDiaz@JBPropertyGroup.com JBPropertyGroup.com