

FOR LEASE

LEASE PRICE

\$40/SF

2,402 SF



DRIVE- THRU

**855 S BROADWAY
WIND GAP, PA 18091**



FREESTANDING RESTAURANT

Incredible restaurant opportunity located on S. Broadway Street (Rt. 512). Property is located at signalized intersection adjacent to very busy CVS Pharmacy.

High visibility location in Wind Gap, PA.

- Existing drive-thru
- Approximately 120 feet of frontage on S. Broadway
- Centrally located in Wind Gap commercial corridor
- Very busy intersection: full-site ingress/egress
- Prominent signage

Area tenants include CVS, Giant, Ocean State Job Lot, McDonald's, Ashley Furniture, Tractor Supply Company, and more.

**Traffic Count: Approximately 17,763
vehicles a day on S. Broadway**



KELLERWILLIAMS.
REAL ESTATE

Each office is individually owned and operated

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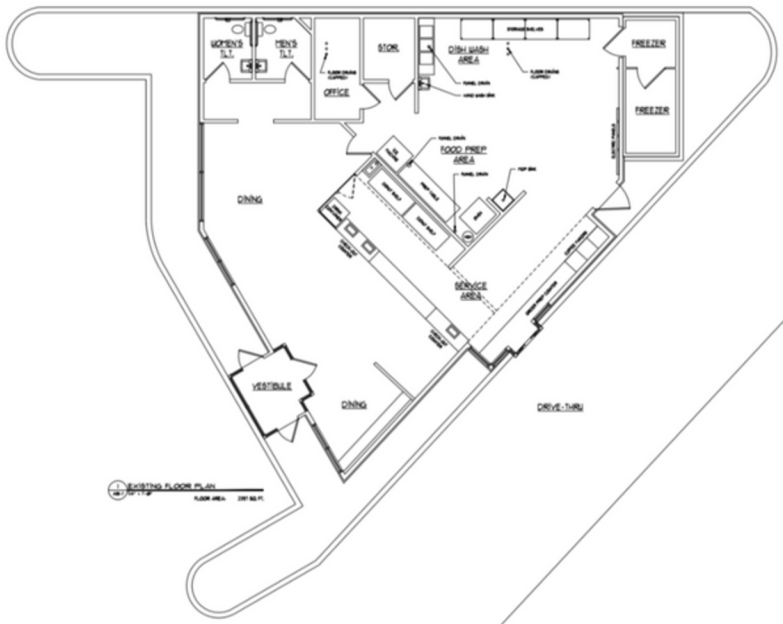
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EXISTING FLOOR PLAN

- 2,402 SF
- Walk-in Freezer
- Two Restrooms
- Drive-Thru



EXISTING FLOOR PLAN
FLOOR AREA: 2,402 SQ. FT.



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