

RESTAURANT/
RETAIL
SPACE

**FOR
LEASE**

**580 S BROAD ST
NAZARETH, PA**

FREESTANDING RESTAURANT OPPORTUNITY

Former Pizza Hut restaurant will require some renovation. Property features dedicated parking for 35 vehicles. Perfect for Pizza, BBQ, Asian Cuisine and much more. Property can be easily converted to medical office or professional office uses also.

2,485 SF of Space with Great Visibility and Location



Space Use: Restaurant
Condition: Full Build-Out
as Restaurant/Cafe
Availability: Now
Renovation Needed

- Property Type: Retail / Property Subtype: Restaurant
- Space: 1st Floor
- Size: 2,485 SF
- Term: 5 Years
- Type: Triple Net (NNN)
- Lease rate does not include utilities, property expenses or bldg services

Easily converted to a
medical or professional office

kw
KELLERWILLIAMS
REAL ESTATE

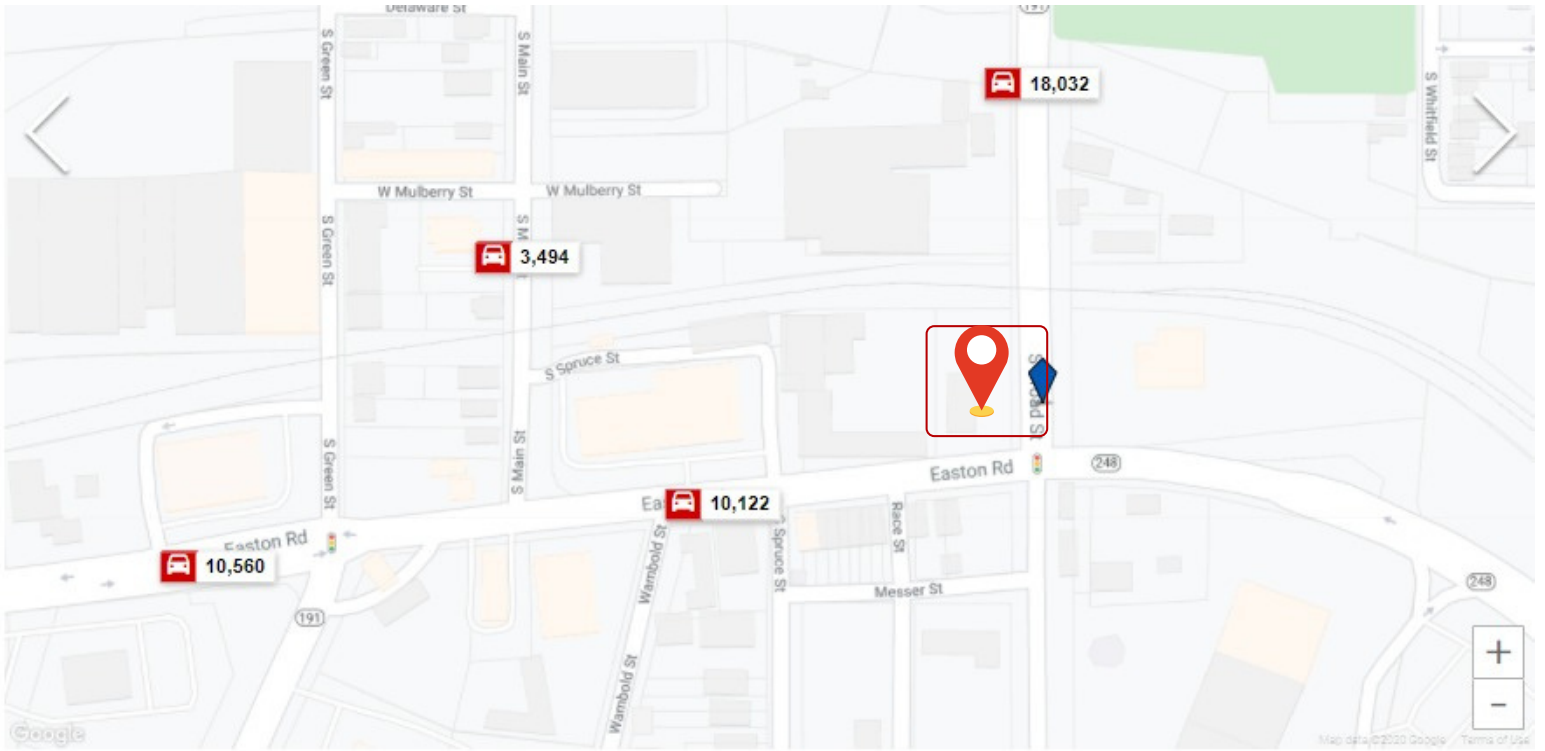
Each office is individually owned and operated

James Balliet
President
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C 610-972-6808
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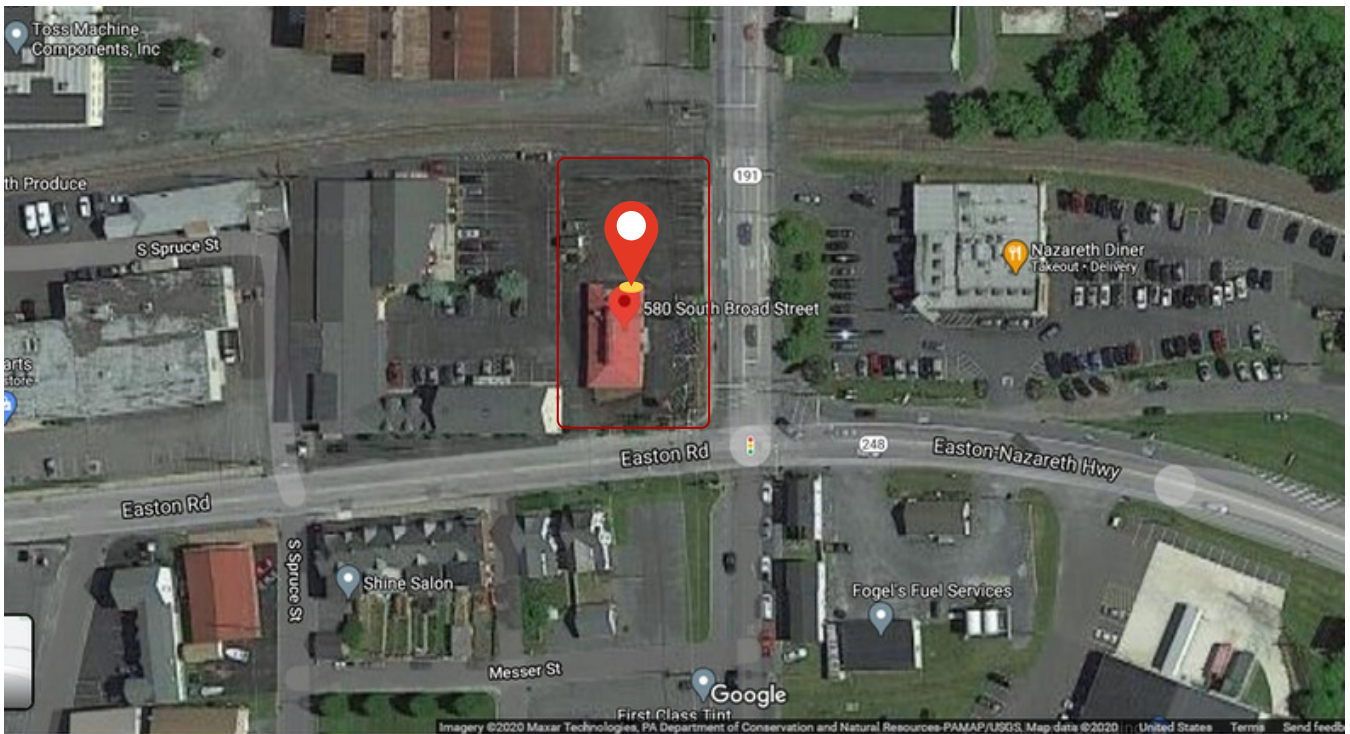
James Balliet
PROPERTY GROUP

If you have a brokerage agreement with another agency, this is not intended as a solicitation.

TRAFFIC & LOCATION



WALK SCORE ©
Very Walkable (70)



Source: Google Maps

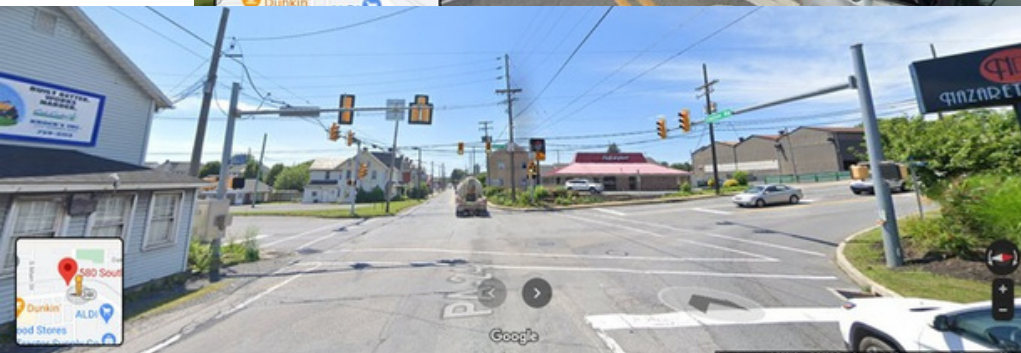
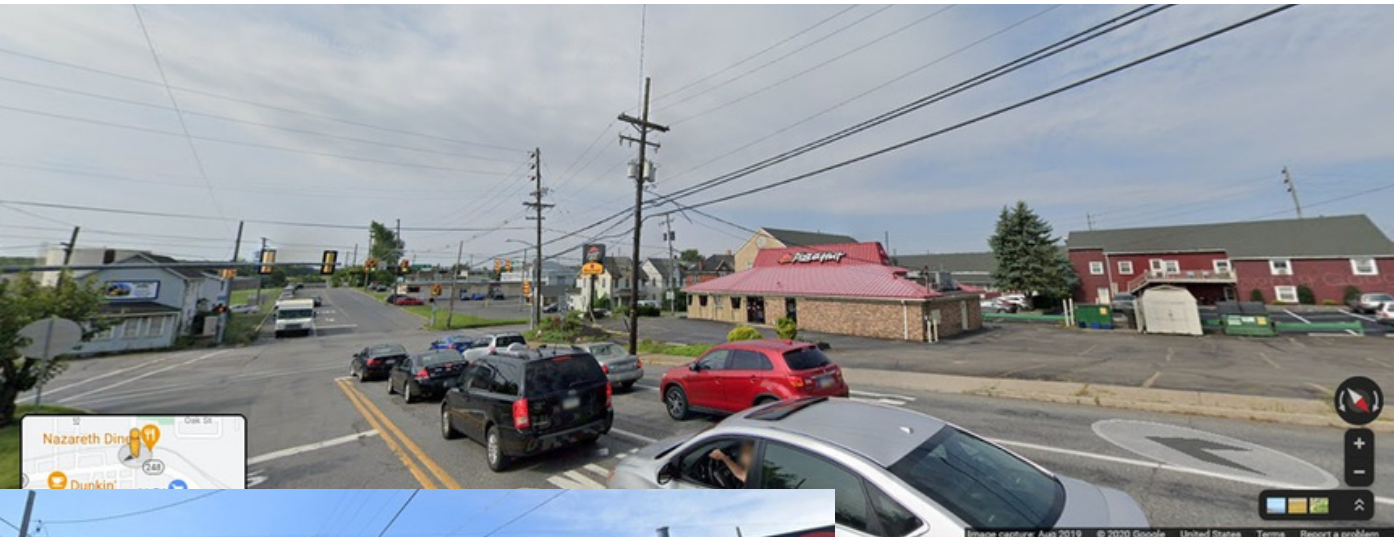


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Great Visibility Pylon Sign
Located at Signalized Intersection of Rt. 191 and Rt. 248



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