

PRIME RETAIL
SPACES

**FOR
LEASE**

**7001 N ROUTE 309
COOPERSBURG, PA 18036
FAIRMONT VILLAGE SHOPPING CENTER**

Well positioned neighborhood center with anchor space and small store space available. The center has a fabulous mix of national, regional and local Lehigh Valley tenants.

Convenient Location! Family Oriented Tenant Mix! Great Pylon Signage on Rt. 309



We are seeking grocery stores, martial arts, dental office, tax office, and restaurants plus many more retail and/or professional concepts!

AVAILABLE RETAIL SPACES

1st Floor	2,000 SF-	\$16 SF/YR	Triple Net (NNN)
1st Floor	2,800 SF-	\$16 SF/YR	Triple Net (NNN)
1st Floor	6,200 SF-	\$12 SF/YR	Triple Net (NNN)
1st Floor	50,000 SF-	Upon Request	Negotiable

kw
KELLERWILLIAMS.
REAL ESTATE

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

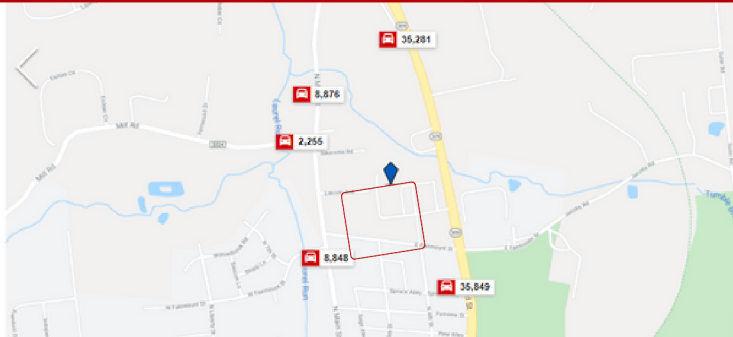
James@JBPropertyGroup.com
JBPropertyGroup.com

 **THE James Balliet**
PROPERTY GROUP

TRAFFIC



Fairmont Village is conveniently situated at signalized intersection of Rt. 309 and Fairmont Street in Coopersburg, PA.



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- Neighborhood Center
- Parking Spaces: 519
- Zoning: C
- Stores: 20
- Center Properties: 3
- Frontage: 465' on Pa-309 Hwy, 634' on Fairmont St
- Total Land Area: 80.24 acres
- Dedicated Turn Lane
- Freeway Visibility
- Pylon Sign
- Restaurant
- Signage

TENANTS AT FAIRMONT VILLAGE
SHOPPING CENTER

- AutoZone
- Carlo's Pizza
- Casa Toro Mexican Grill
- Eastern Gourmet
- Holiday Hair
- The Children's Learning Center



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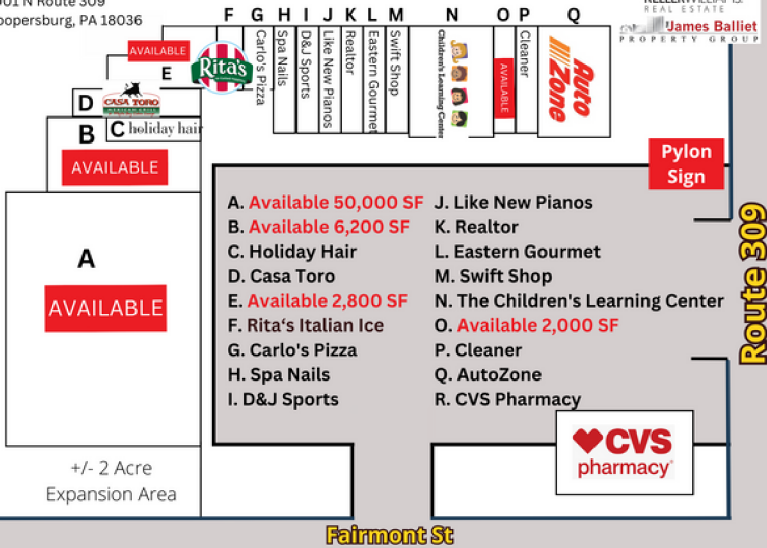
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