

PRIME MEDICAL
OFFICE SPACE

**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

\$14/SF NNN



**2,800 SF
Fully Built-Out
Medical Space**

kw
KELLERWILLIAMS.
REAL ESTATE

James Balliet
President

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C 610-972-6808

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James Balliet
PROPERTY GROUP

Michael G. Makhoul
Realtor

O 610-435-1800

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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

UNITS AT FAIRMONT VILLAGE
SHOPPING CENTER

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



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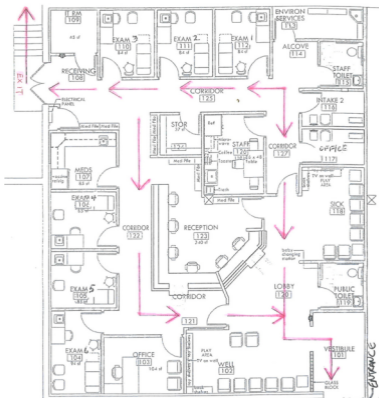
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FLOOR PLAN - SUITE E



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TENANTS AT FAIRMONT VILLAGE
SHOPPING CENTER

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

FAIRMONT VILLAGE

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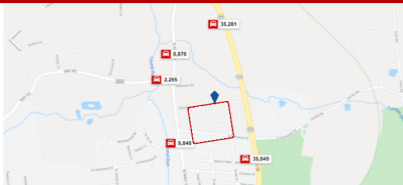
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TRAFFIC



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



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