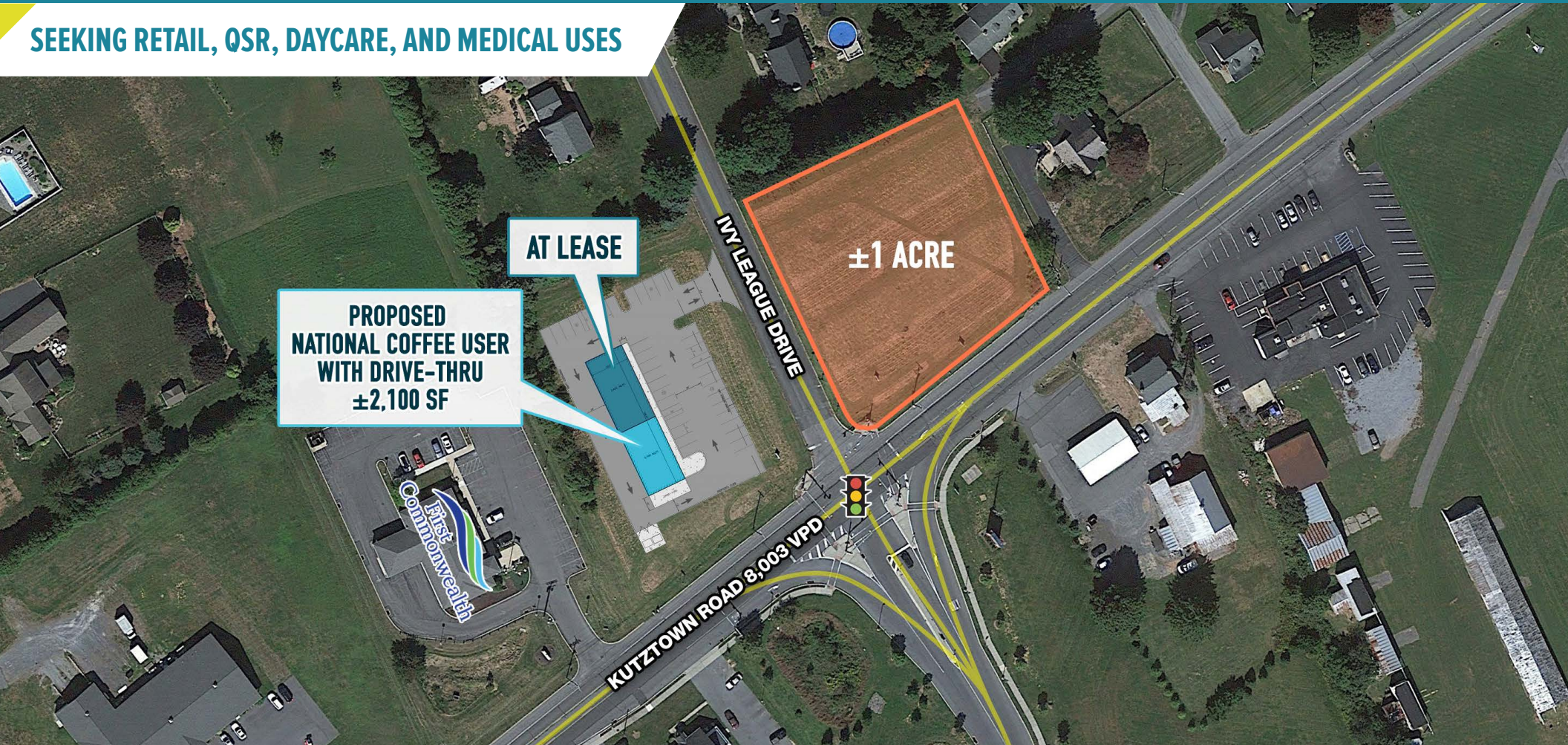


KUTZTOWN, PA

KUTZTOWN ROAD & IVY LEAGUE DRIVE

±1 ACRE AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

SEEKING RETAIL, QSR, DAYCARE, AND MEDICAL USES



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COMMERCIAL
REAL ESTATE, INC.

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get in touch.

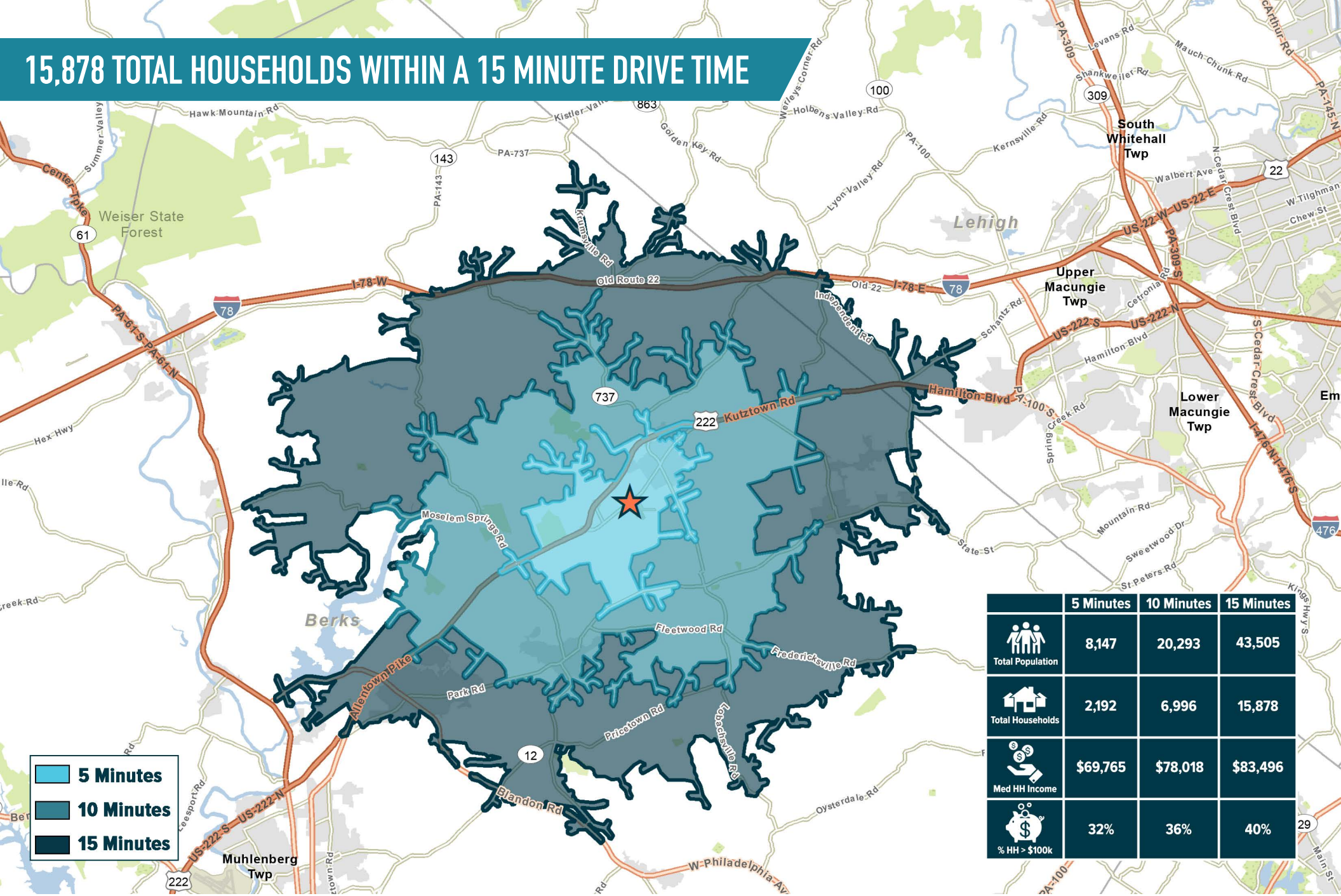
BRIAN GOODWIN

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direct 610.260.2664
bgoodwin@metrocommercial.com

ANDREW SHPIGEL

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ashpigel@metrocommercial.com

15,878 TOTAL HOUSEHOLDS WITHIN A 15 MINUTE DRIVE TIME



■ 5 Minutes
■ 10 Minutes
■ 15 Minutes

	5 Minutes	10 Minutes	15 Minutes
Total Population	8,147	20,293	43,505
Total Households	2,192	6,996	15,878
Med HH Income	\$69,765	\$78,018	\$83,496
% HH > \$100k	32%	36%	40%

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KUTZTOWN, PA
KUTZTOWN ROAD & IVY LEAGUE DRIVE



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KUTZTOWN, PA

KUTZTOWN ROAD & IVY LEAGUE DRIVE



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SHARED TRAFFIC INTERSECTION WITH GIANT



**PROPOSED
NATIONAL COFFEE USER
WITH DRIVE-THRU
±2,100 SF**

AT LEASE

±1 ACRE

**KUTZTOWN
AIRPORT**

KUTZTOWN ROAD 8,003 VPD

**PROPOSED
MAVIS
DISCOUNT
TIRE**

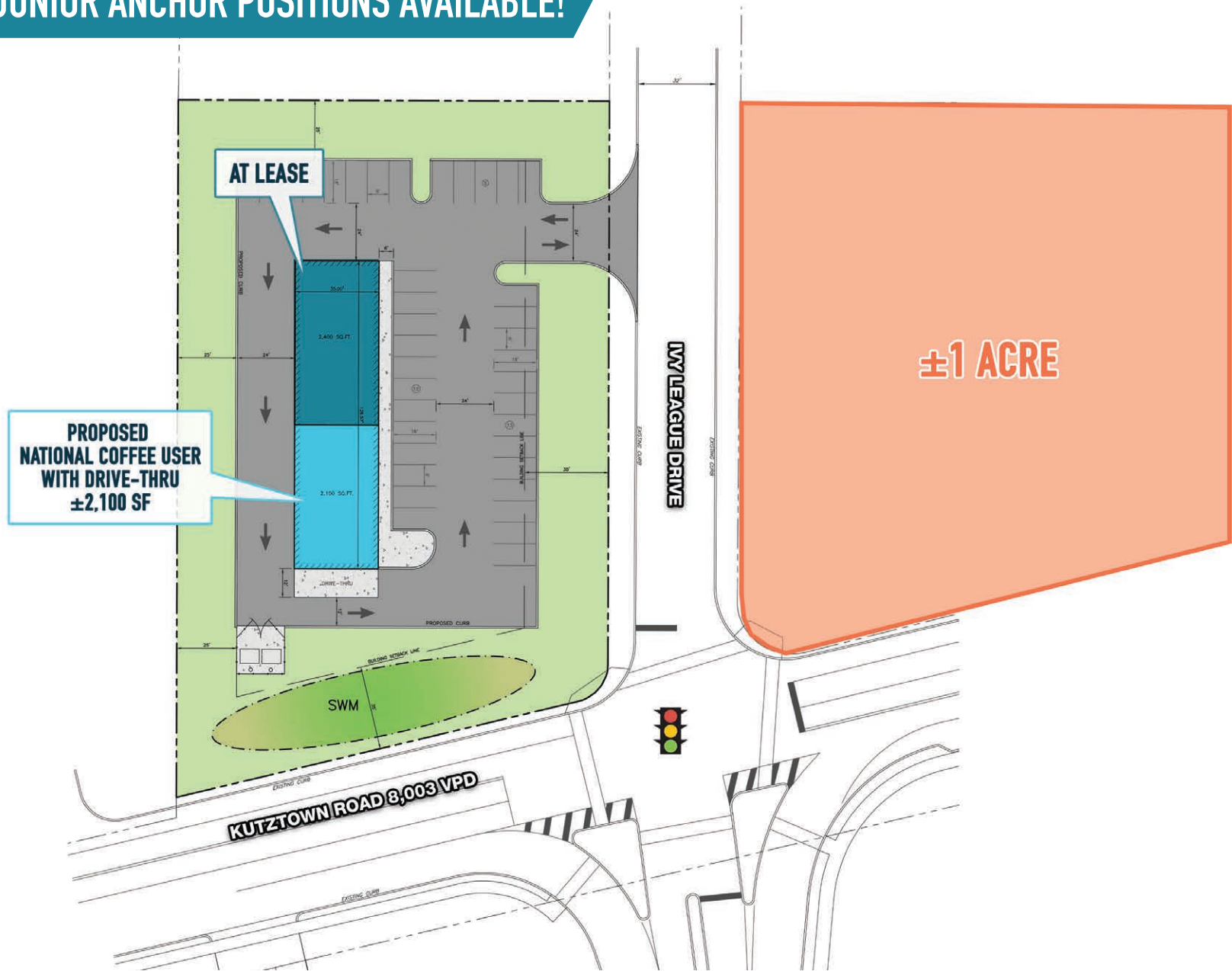
AutoZone

**GIANT
GAS**

GIANT

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MULTIPLE JUNIOR ANCHOR POSITIONS AVAILABLE!



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KUTZTOWN, PA
KUTZTOWN ROAD & IVY LEAGUE DRIVE



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