

HAMBURG, PA

140 WILDERNESS TRAIL ROAD

±4,775 SF ON ±1.3 AC AVAILABLE FOR LEASE

PHILADELPHIA MSA

JOIN

Cabela's
6 MILLION VISITORS/YEAR



Walmart



RARE FREESTANDING SECOND GEN RESTAURANT OPPORTUNITY



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

get in touch.

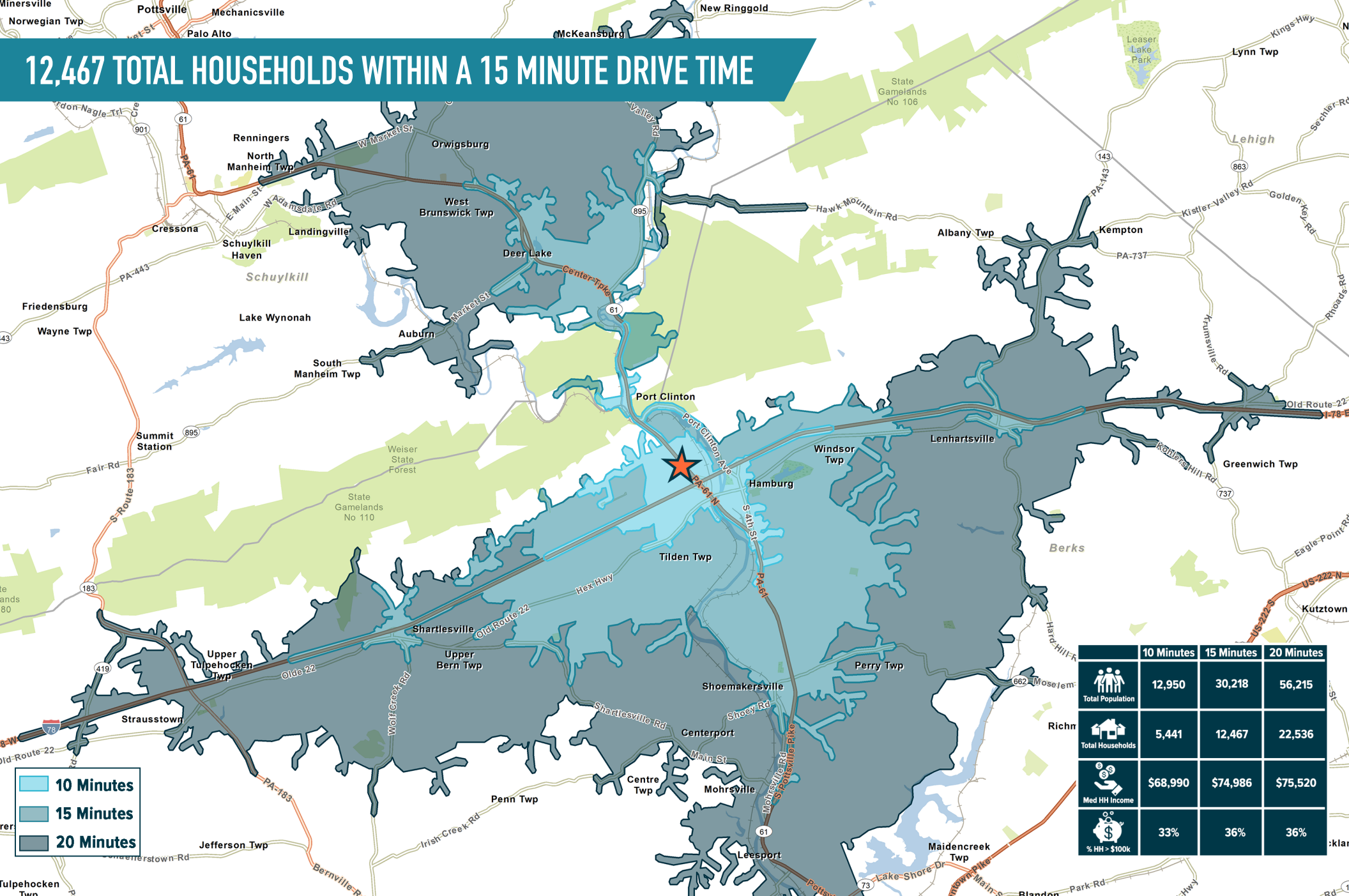
PHILLIP AZARIK

office 610.825.5222
direct 610.260.2678
pazarik@metrocommercial.com

JONATHAN SPOERL

office 215.893.0300
direct 215.282.0155
jspoerl@metrocommercial.com

12,467 TOTAL HOUSEHOLDS WITHIN A 15 MINUTE DRIVE TIME



10 Minutes
15 Minutes
20 Minutes

	10 Minutes	15 Minutes	20 Minutes
Total Population	12,950	30,218	56,215
Total Households	5,441	12,467	22,536
Med HH Income	\$68,990	\$74,986	\$75,520
% HH > \$100k	33%	36%	36%

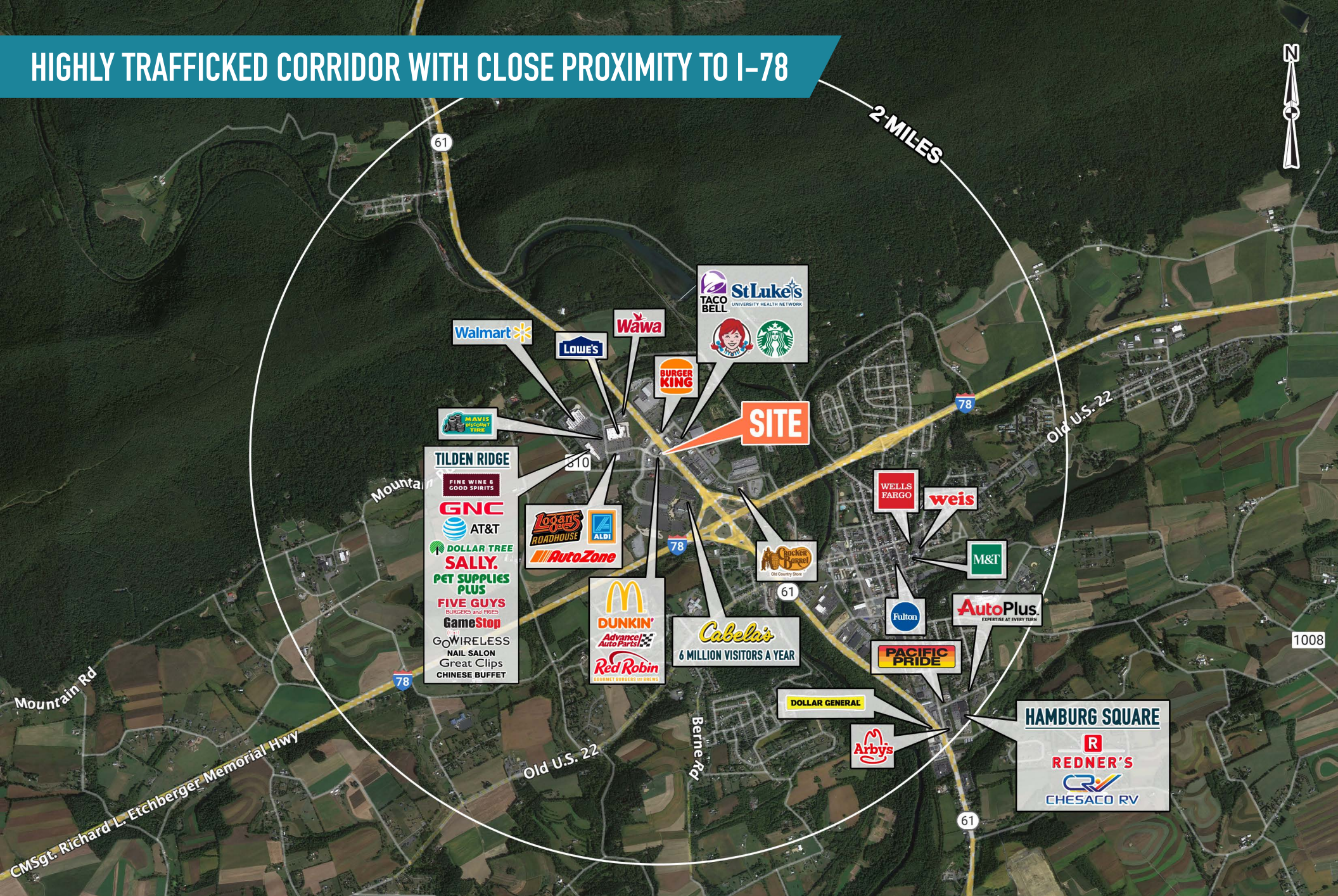
The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.10.24

HAMBURG, PA
140 WILDERNESS TRAIL ROAD



MetroCommercial.com

HIGHLY TRAFFICKED CORRIDOR WITH CLOSE PROXIMITY TO I-78



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.10.24

HAMBURG, PA
140 WILDERNESS TRAIL ROAD



MetroCommercial.com

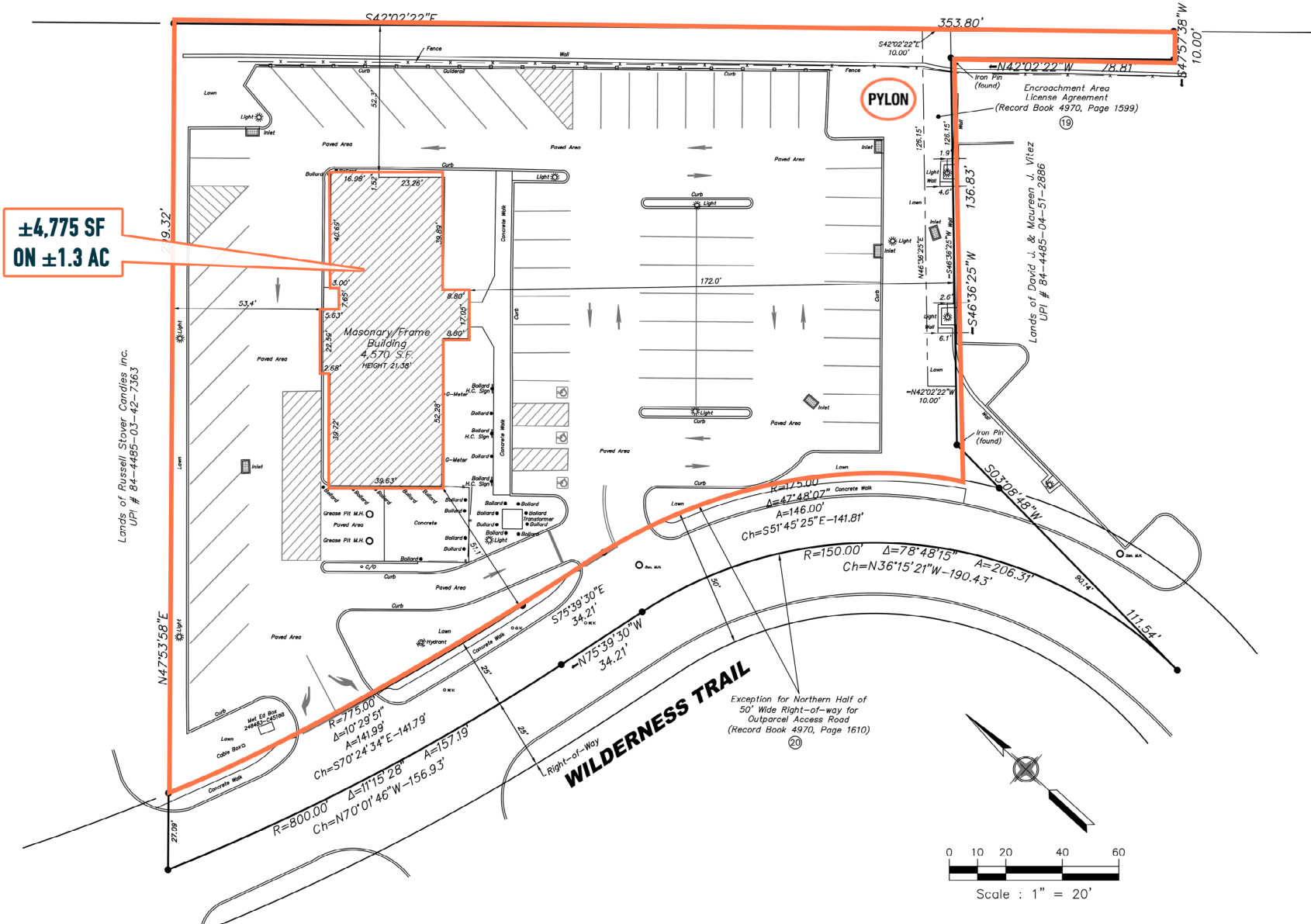
GREAT VISIBILITY AND ACCESS ON ROUTE 61 OUT FRONT OF VERY STRONG CABELA'S STORE



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 4.4.24

HAMBURG, PA
140 WILDERNESS TRAIL ROAD

SITE PLAN



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.10.24

HAMBURG, PA
140 WILDERNESS TRAIL ROAD

PHOTOS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.10.24

HAMBURG, PA
140 WILDERNESS TRAIL ROAD



MetroCommercial.com