



For Lease

FOGELSVILLE CENTER

7720 Main Street (Route 100)
Fogelsville, PA 18051

PROPERTY DESCRIPTION

90% leased Single story 32,732 SF neighborhood shopping center, adjacent to a 67-unit Hawthorne Suites Hotel. Out parcel tenant pads include, Cracker Barrel, Arby's, Long John Silver's, just opened Sherwin Williams and Mavis Discount Tire.

AVAILABLE SPACE

Units 10A-11: 1,600 SF

RENTAL RATES

\$16.00 psf NNN

CAM & REAL ESTATE TAXES

\$6.85 psf projected 2024

ZONING

Retail-Commercial

PARKING

On-site parking 5/1000

TRAFFIC COUNTS

ADT 28,000 along Route 100 and Old Route 22

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Brian S. Silbert
President & CEO
908.604.6900
Info@silbertrealestate.com

SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

Site Plan

UNIT 1	2.7211 ACRES
UNIT 2	1.5833 ACRES
UNIT 3	3.1277 ACRES
UNIT 4	1.0823 ACRES
UNIT 5	0.9838 ACRES
UNIT 6	1.2776 ACRES
UNIT 7	0.5314 ACRES

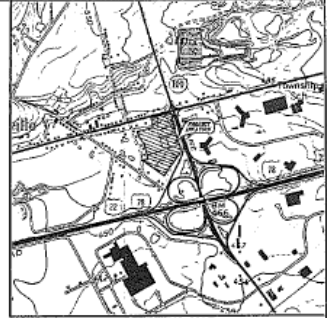


NOTE:

1. LEVEL CRACKER BARREL INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM LOWER MAGACRE TOWNSHIP APPROVED LAND DEVELOPMENT PLANS, PREPARED BY THE NEWTON ENGINEERING GROUP, P.C. AND FIELD SURVEY INFORMATION. NO AS-BUILT FIELD SURVEY HAS BEEN DONE FOR UNIT 1.
2. LEVELS SHOWN ON THIS PLAN IS PREPARED AS A PRIVATE LAND DEVELOPMENT, AND HAS NOT BEEN APPROVED BY UPPER MAGACRE TOWNSHIP OFFICIALS.
3. LOCATION OF ALL UNDERGROUND UTILITIES SHOWN WITH APPROXIMATE AND EXACT DATA. EXACT LOCATION OF ALL UNDERGROUNDS SUCH AS CABLE, WATER MAINS, WATER, GAS, SEWER, SANITARY, SHALL BE THE PROPERTY OF THE UTILITY COMPANY AND COMPANY INFORMATION FROM PLANS SUPPLIED BY SAID UTILITY COMPANY. ALL UTILITIES SHALL HAVE ALL UTILITY COMPANIES PRIOR TO EXCAVATION WORK OR CALL FOR 800-THE-STATE - PENNSYLVANIA ONE CALL SYSTEM OR SOCIAL HARBERS SERVICE AND SERVICES.

ALL UTILITIES SHOWN AS FOLLOWS:

- STORM SEWER LINE - NO POLYETHYLENE PIPE IN AREA
- WATER MAIN - NO POLYETHYLENE PIPE IN AREA
- UNDERGROUND ELECTRIC - NO POLYETHYLENE PIPE IN AREA
- WATER LINE - NO POLYETHYLENE PIPE IN AREA
- SANITARY SEWER LINE - NO POLYETHYLENE PIPE IN AREA
- STORM SEWER LINE - NO POLYETHYLENE PIPE IN AREA
- GAS LINE - NO POLYETHYLENE PIPE IN AREA



LEGEND

○	IRON PIN OR STYL POINT	—	SIGN
○	SURVEY MEASUREMENT POINT	—	WELL
○	SURVEY POINT, NOT FOUND OR SET	—	CANTY MARK
○	SIGN PIN, STYL, OR PY HAL SET	—	WATER VALVE
○	SURVEY MEASUREMENT SET	—	FIRE HYDRANT
—	ST-UG - STORM SEWER AND ELECTRIC	—	GAS VALVE
—	OW - OVERHEAD WIRE	—	MONITORING WELL
—	UG - UNDERGROUND ELECTRIC	—	UTILITY POLE
—	W - WATER LINE	—	GRV MAN
—	SS - SANITARY SEWER LINE	—	NOV OR FORMULARY
—	SS - STORM SEWER LINE	—	(F) FIELD BEARING AND/OR DISTANCE
—	GAS - GAS LINE	—	(D) DEED BEARING AND/OR DISTANCE
▨	ACCESS EASEMENT	▨	PELLOW AREAS OPENED FOR EDUCATION TO THE TOWNSHIP OF UPPER MAGACRE
▨	PENNSYLVANIA POWER AND LIGHT COMPANY EASEMENT	▨	LOWER COUNTY JURISDICTION

SHEET INDEX

- 1 - SITE PLAN
- 2 - REVISED LAYOUT AND INDUSTRY PLANS (FLOOR PLANS)
- 3 - REVISED LAYOUT AND INDUSTRY PLANS (ELEVATIONS)
- 4 - REVISED LAYOUT AND INDUSTRY PLANS (ELECTRICAL)

SITE DATA

RECORD OWNER: LAMAR CENTRE ASSOCIATES
365 SOUTH STREET
MORRISTOWN, NJ 07960
(201) 385-0680
ATTENTION: CORY D. BOSS

SOURCE OF TITLE: VOL. 1411, PAGE 88
THE MAP: HS-28-08
TOTAL TRACT AREA: 13.3079 ACRES

UTILITIES:
ELECTRIC: PENNSYLVANIA POWER AND LIGHT COMPANY
WATER: LEHIGH COUNTY AUTHORITY
SEWER: UPPER MAGACRE TOWNSHIP AUTHORITY
PHONE: BELL TELEPHONE COMPANY OF PENNSYLVANIA

CERTIFICATION

STATE OF PENNSYLVANIA
COUNTY OF LEHIGH

I, **LAMAR CENTRE ASSOCIATES**
SPRING MAGACRE TOWNSHIP, LEHIGH COUNTY
PROFESSIONAL ENGINEER

I, **ANDREW H. NEWTON, JR., P.E., P.L.S., P.E.S.**, PRESIDENT
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER NO. 241-048-0000
RESIDENCE: 4400
PHONE: (717) 360-7070, FAX: (610) 360-7000

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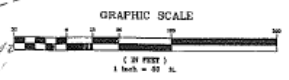
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PLAN APPROVAL

3/14/26
4/1/26
7/10/26

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DATE	REVISIONS	BY
12-12-96	CRACKER BARREL & HOTEL SITE	ALJ
4-10-98	PER ICE PERM LETTER DATED 4-4-98	ALJ

DEPARTMENT OF LABOR & INDUSTRY

SITE PLAN

LAMAR CENTRE ASSOCIATION

UPPER MAGACRE TOWNSHIP
LEHIGH COUNTY
PENNSYLVANIA

DESIGN BY: ANDREW H. NEWTON, JR., P.E., P.L.S., P.E.S.

PROJECT NO. 90-010

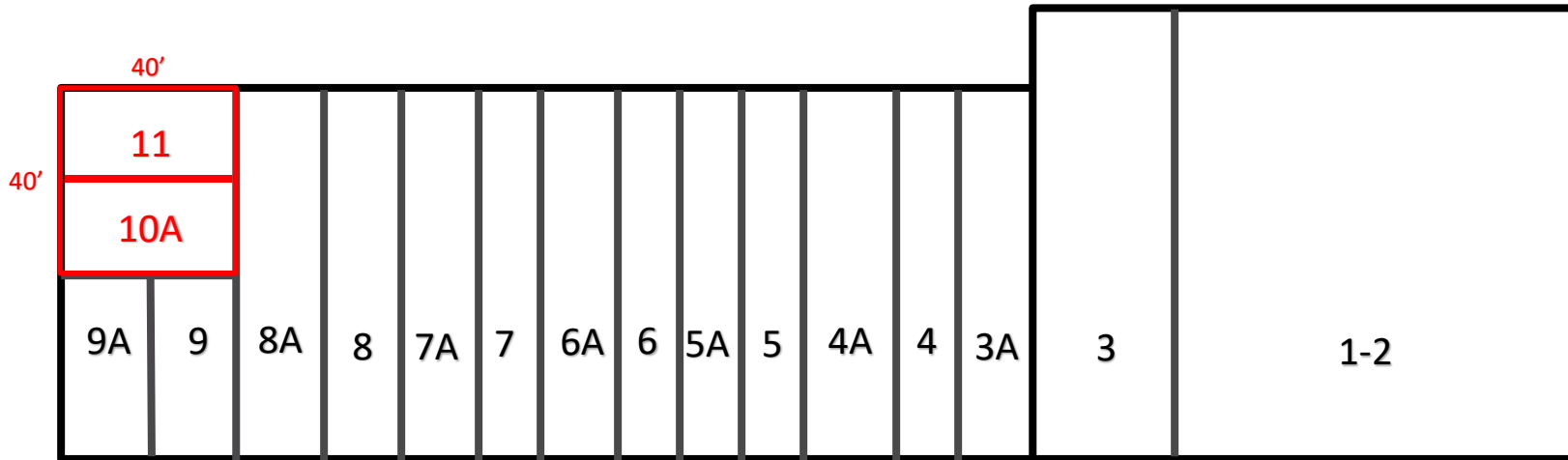
DATE: 1/03/96

SHEET NO. 1A

THE NEWTON ENGINEERING GROUP, P.C.
TRAFFIC, SURVEYING, AND DEVELOPMENT PROFESSIONALS

SUITE 217, ZACK BUILDING
6700 LAMAR BROTHERWOODS
RECONSTRUCTION PARK
TEL: (610) 362-7810, FAX: (610) 362-7816
FAX: (610) 362-7816

Leasing Plan

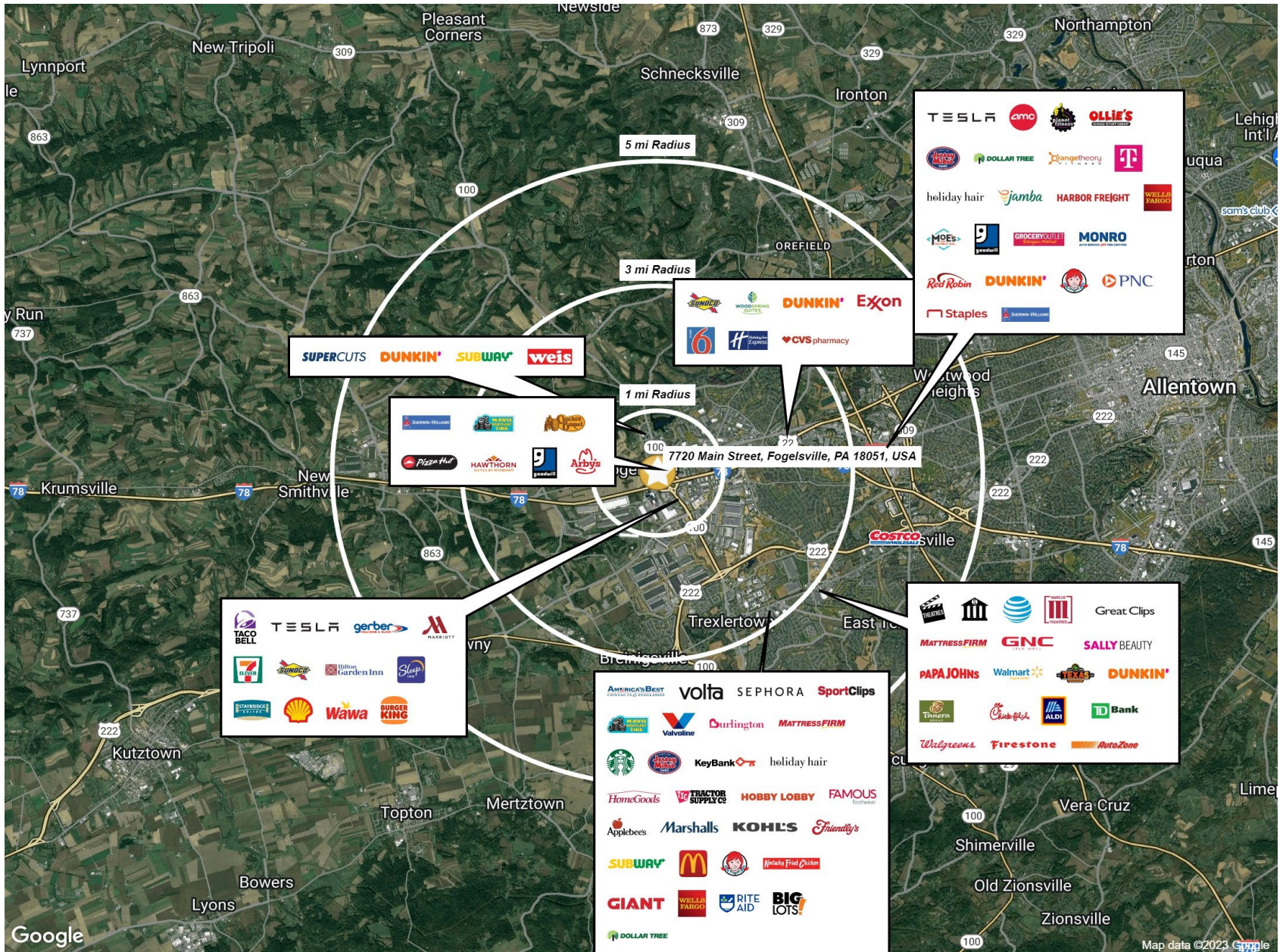


Unit 1-2	Goodwill Keystone	8,000 SF
Unit 3 & 3A	Wellness Center	3,582 SF
Unit 4A & 4	Good Shepard	2,800 SF
Unit 5	Martial Arts (Coming Soon)	1,400 SF
Unit 5A	Art & Soul Tattoo	1,400 SF
Unit 6	Nail Salon	1,318 SF
Unit 6A & 7	Mediterranean Café & Grill	2,682 SF
Unit 7A	Smoke Shop	1,950 SF
Unit 8	Panda Fish	1,600 SF
Unit 8A	Dominos Pizza	1,600 SF
Unit 9	Massage spa	800 SF
Unit 9a	Dry Cleaners	800 SF
Unit 10A&11	Available	1,600 SF

Overhead Aerial



Regional Aerial



AREA DEMOGRAPHICS

2 Mile Radius

Population	7,191
Median HH Income	\$119,896
Average HH Income	\$147,215
Total Households	2,496
Median Age	40.7
Daytime Population	14,976

3 Miles Radius

Population	22,455
Median HH Income	\$104,322
Average HH Income	\$126,457
Total Households	8,3059
Median Age	40.1
Daytime Population	25,888

5 Miles Radius

Population	65,735
Median HH Income	\$95,598
Average HH Income	\$120,306
Total Households	24,956
Median Age	41.6
Daytime Population	62,695

