

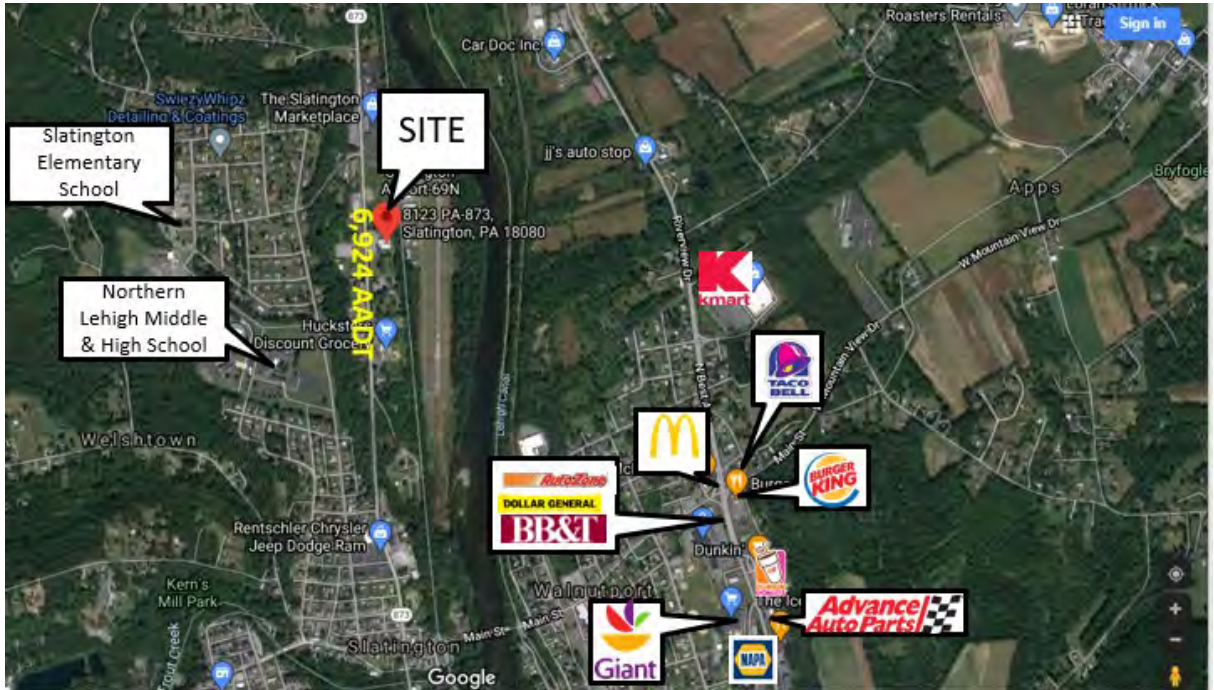


Eagle Realty USA

For Lease!

8123 PA Route 873, Slatington (Washington Twp.), Lehigh County, PA

[Link to Google Aerial](#)



- For Lease
- Proposed +/- 10,640 Sq Ft Building
- +/- 1.17 Acres
- Zoned: GC –General Commercial
Zoning Map:
<https://www.washingtonlehigh.com/zoning/WAT%20Zoning%20Map.pdf>
- Zoning Code: [Sec. 370 General Commercial.pdf](#) (washingtonlehigh.com)
- Traffic Count:
6,924 AADT – PA 873 (N. Walnut St)
Source PennDot

- Area Retailers Include:
Giant with Fuel, Kmart, Dollar General, AutoZone, Advance Auto, Napa Auto Parts, McDonalds, Burger King, Taco Bell, Dunkin Donuts, BB&T
- Demos:

Radius:	Population:	Median Income:
1 Mile	4,126	\$47,100.00
3 Mile	17,900	\$52,000.00
5 Mile	33,650	\$57,600.00

Source: Demographix

Eagle Realty USA
 Licensed Real Estate Broker
 35 Righter Road, Suite B
 Randolph, NJ 07869
 “We Close Deals... That’s the Bottom Line”

For More Information Please Contact:
Gary J. Drechsel, Sr.
 Member–Broker of Record
 Phone 973.598.0300 Ext 11
 Mobile 973.713.7700
 Gary@EagleRealtyUSA.net

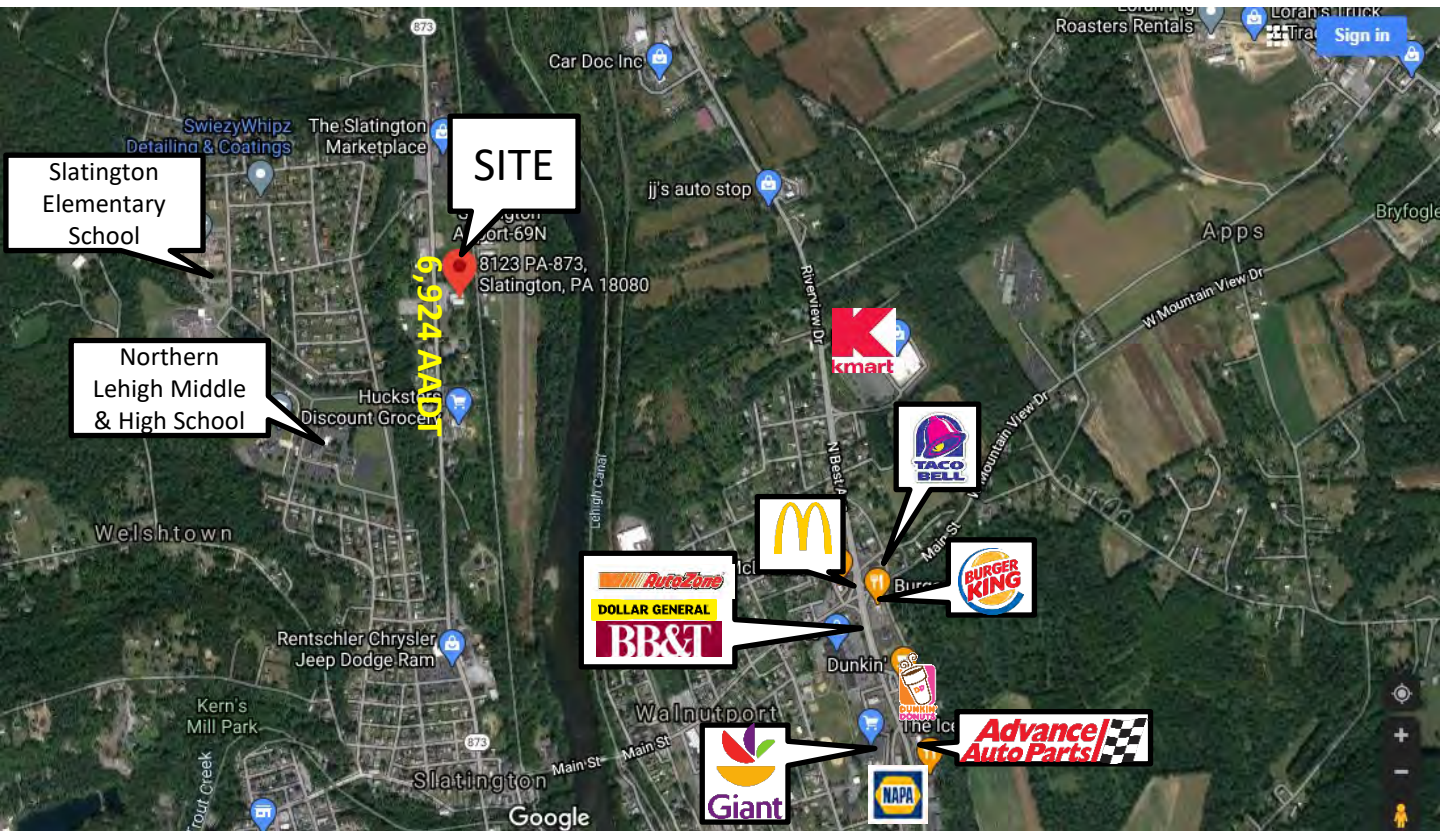
All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



SITE TRAFFIC AERIAL

8123 PA Route 873, Slatington (Washington Twp.), Lehigh County, PA

[Link to Google Aerial](#)



All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



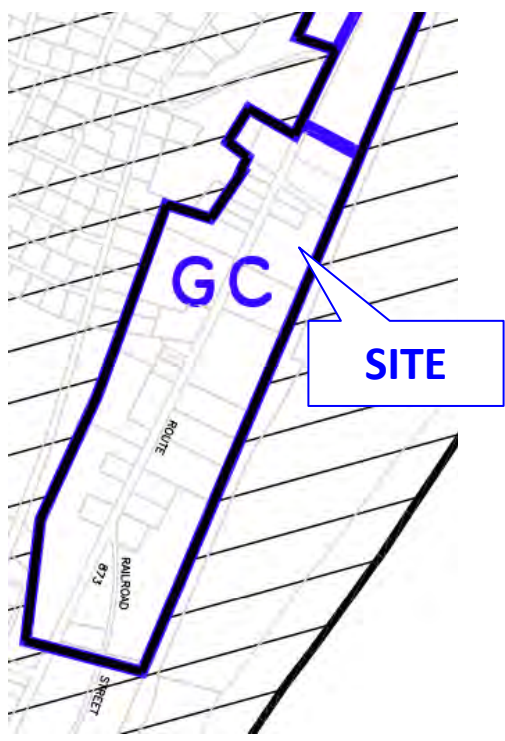
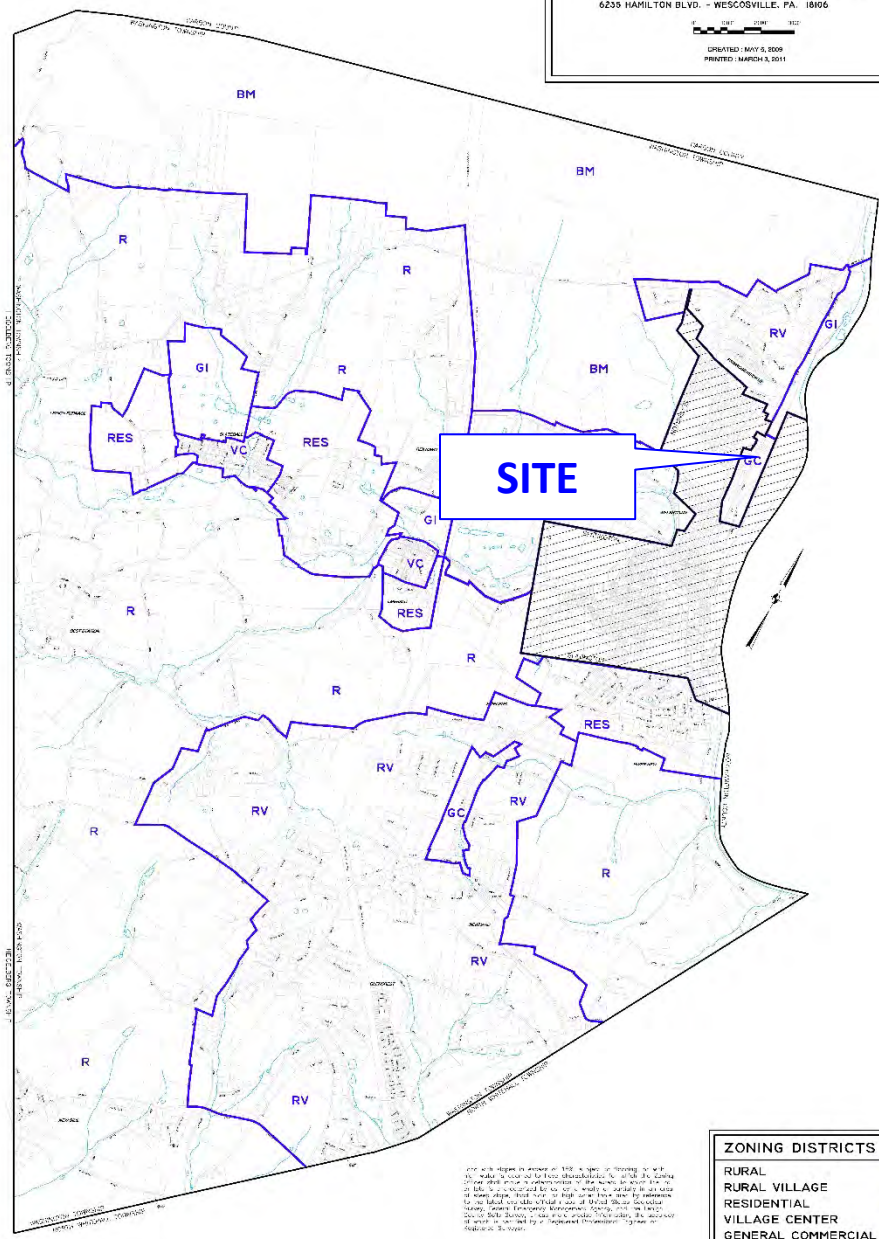
ZONING MAP

8123 PA Route 873, Slatington (Washington Twp.), Lehigh County, PA

[Link to Google Aerial](#)

WASHINGTON TOWNSHIP ZONING MAP
 LEHIGH COUNTY, PENNSYLVANIA
 KEYSTONE CONSULTING ENGINEERS, INC.
 6235 HAMILTON BLVD. - WESCOVILLE, PA. 18006

CREATED: MAY 5, 2009
 PRINTED: MARCH 3, 2011



ZONING DISTRICTS	
RURAL	R
RURAL VILLAGE	RV
RESIDENTIAL	RES
VILLAGE CENTER	VC
GENERAL COMMERCIAL	GC
GENERAL INDUSTRIAL	GI
BLUE MOUNTAIN PRESERVATION	BM

This map is subject to change without notice. It is not intended to be used as a legal document. It is for informational purposes only. The zoning districts shown on this map are subject to change without notice. The zoning districts shown on this map are subject to change without notice. The zoning districts shown on this map are subject to change without notice.

This map is a copy of the zoning ordinance of Washington Township, Lehigh County, PA, as amended by Ordinance No. 2004-01, 2005-01, 2006-01, and is subject to the Board of Supervisors on the 15th day of May, 2005.

[Zoning Map](#)

[Zoning Code](#)

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



ZONING CODE

8123 PA Route 873, Slatington (Washington Twp.), Lehigh County, PA

[Link to Google Aerial](#)

GENERAL COMMERCIAL (GC) DISTRICT

Intent: The purpose of this district is to provide a place for the location of commercial uses that serve residents of the Township and surrounding area.

Permitted Uses: Only one permitted use per lot of the following uses are permitted by right in this district:

1. Single family detached dwelling.
2. Agriculture
3. Place of Worship.
4. A building, structure or facility owned and used by a public utility for the direct provision of services to the public.
5. Municipal building, structure, recreation area or facility of the Township.
6. Retail store or shop.
7. Business or professional office, medical office or facility.
8. Artist studio or ciesigri studio.
9. Bank or other financial institution.
10. Barber shop, beauty shop, self-service laundry or dry cleaning establishment, tailor or dressmaking shop, or other personal service store or shop.
11. General servicing or repair shop, such as watch, clock, radio, TV or other home appliance repair.
12. Restaurant, cafe, tavern or other place serving food and beverage with or without entertainment.
13. Automobile sales with accessory service facilities.
14. Outdoor storage of automobiles for sale.
15. Automatic Car wash station
16. Filling station with or without convenience store.
17. Hotel, motel.
18. Theatre, playhouse, movie theater.
19. Funeral home.
20. Storage Facilities
21. Laundromat
22. Veterinary office or animal hospital
23. Forestry

[Zoning Code](#)