



Vacant bank branch with drive-thru

4338 & 4340 Newburg Road, Nazareth, PA

For sale/lease

4,832 SF (±2,600 SF first floor) on 2.74 acres
High-visibility Nazareth property with major intersection
improvements underway

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Major crossroad
intersection in
Northampton County



Located in an excellent
market with strong
demographics



Pylon signage
available for
maximum exposure



Abundant
on-site parking



Site Plan

The site plan is overlaid on an aerial photograph of a residential area. The property is bounded by Nazareth Pike to the west and Newburg Road to the south. The plan includes the following details:

- Property Information:** LAND: T&S DEVELOPMENT COMPANY, 4347 NEWBURG ROAD, DBV 2024-1 PG 14419, PARCELS: L77W02.3-1-0418, AREA: 88,316 SF OR 2.042 ACRES.
- Existing Features:** EXISTING BUILDING, EXISTING PAVING, EXISTING CANOPY, EXISTING SIGN, EXISTING EASEMENT, EXISTING DRIVE, EXISTING SIDEWALK, EXISTING CURB, EXISTING GUTTER, EXISTING DRAINAGE, EXISTING FENCE, EXISTING TREES, EXISTING LANDSCAPE.
- Proposed Features:** SANITARY VENT, SANITARY CO., EX. MANHOLE TO 401.19, EX. MANHOLE TO 401.17, EX. MANHOLE TO 401.15, EX. MANHOLE TO 401.13, EX. MANHOLE TO 401.11, EX. MANHOLE TO 401.09, EX. MANHOLE TO 401.07, EX. MANHOLE TO 401.05, EX. MANHOLE TO 401.03, EX. MANHOLE TO 401.01, EX. MANHOLE TO 400.99, EX. MANHOLE TO 400.97, EX. MANHOLE TO 400.95, EX. MANHOLE TO 400.93, EX. MANHOLE TO 400.91, EX. MANHOLE TO 400.89, EX. MANHOLE TO 400.87, EX. MANHOLE TO 400.85, EX. MANHOLE TO 400.83, EX. MANHOLE TO 400.81, EX. MANHOLE TO 400.79, EX. MANHOLE TO 400.77, EX. MANHOLE TO 400.75, EX. MANHOLE TO 400.73, EX. MANHOLE TO 400.71, EX. MANHOLE TO 400.69, EX. MANHOLE TO 400.67, EX. MANHOLE TO 400.65, EX. MANHOLE TO 400.63, EX. MANHOLE TO 400.61, EX. MANHOLE TO 400.59, EX. MANHOLE TO 400.57, EX. MANHOLE TO 400.55, EX. MANHOLE TO 400.53, EX. MANHOLE TO 400.51, EX. MANHOLE TO 400.49, EX. MANHOLE TO 400.47, EX. MANHOLE TO 400.45, EX. MANHOLE TO 400.43, EX. MANHOLE TO 400.41, EX. MANHOLE TO 400.39, EX. 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Nazareth Pike Intersection Improvements

Nazareth Pike/Newburg Road Intersection

Proposed Improvements

- Add left-turn lane to each intersection approach
- Provide protected left-turn (green arrow) phasing on Nazareth Pike
- Widen pavement to allow tractor-trailers to make all turns
- Replace traffic signal poles and equipment
- Replace guide rail on the Nazareth Pike northbound approach
- Place a single-face concrete barrier on the Newburg Road westbound approach

Nazareth Pike

Proposed Improvements

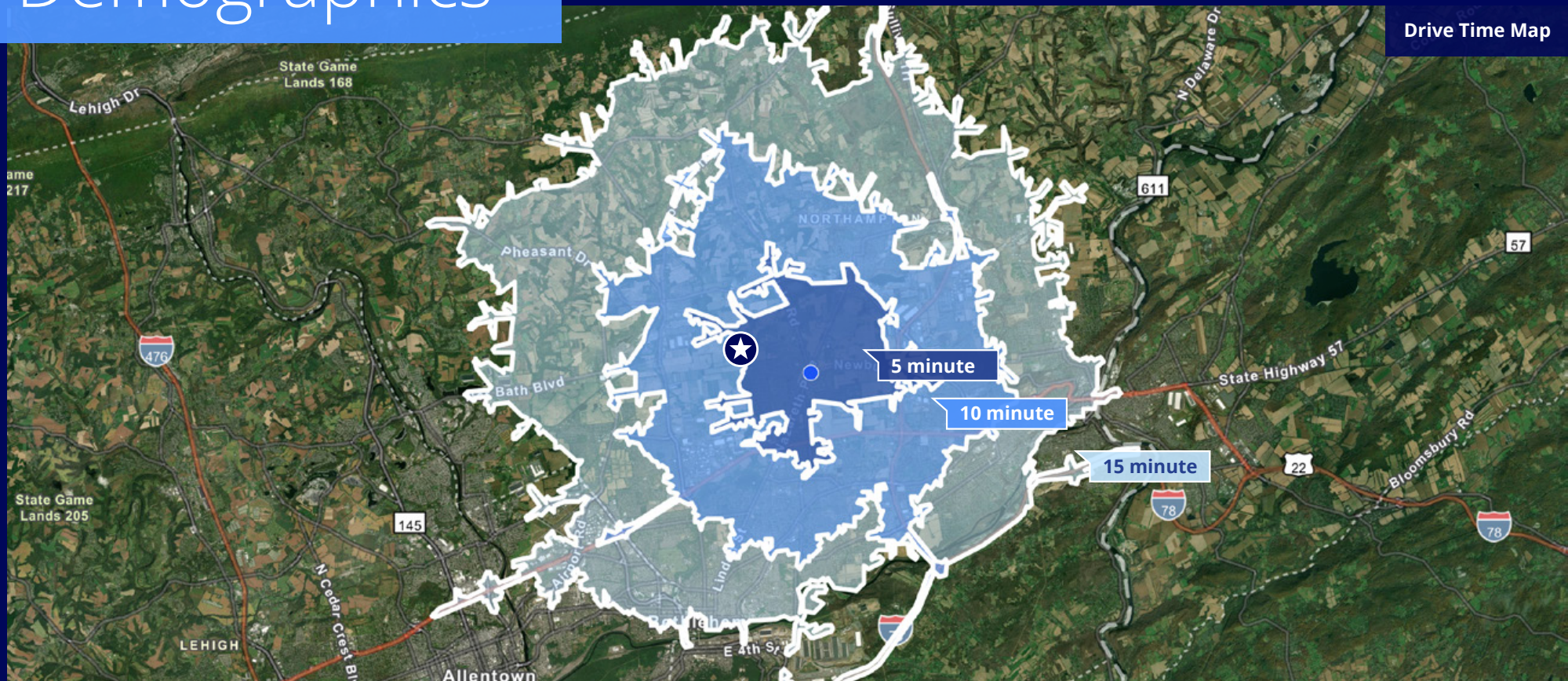
- Widen between the intersections to accommodate left-turn lanes
- Modify drainage and stormwater management, as needed
- Replace all traffic signs and pavement markings within the project limits



Local Map



Demographics



within one mile



3,558
people



1,276
households



2,642
daytime population



\$159,232
average HHI



1,906
employees

within three miles



28,248
people



9,950
households



34,031
daytime population



\$132,659
average HHI



14,015
employees

within five miles



119,069
people



46,451
households



116,650
daytime population



\$129,282
average HHI



62,660
employees

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