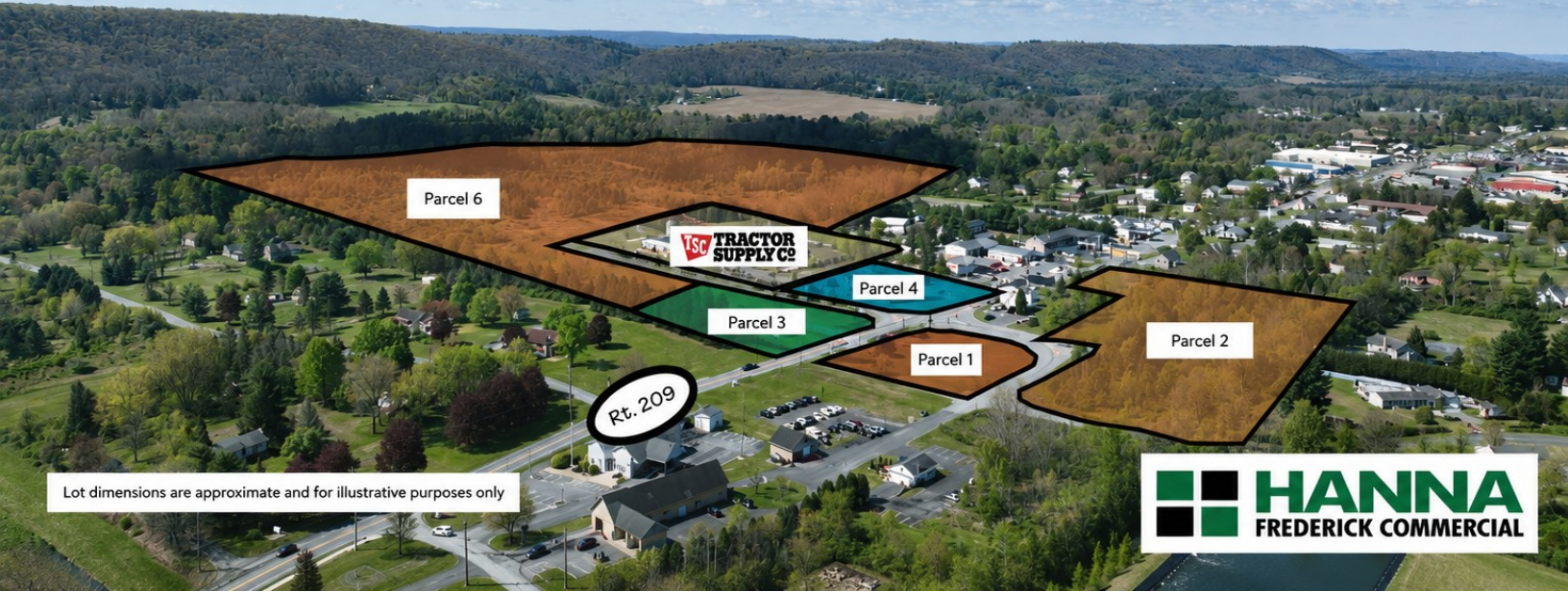


# New Brodheadsville Town Center Route 209 Brodheadsville, PA



FOR SALE | COMMERCIAL & RESIDENTIAL LAND

## New Brodheadsville Town Center

Route 209 | Brodheadsville, Monroe County, PA

Four General Commercial development parcels plus a 121± acre residential development opportunity, fronting Route 209 in one of Monroe County's fastest-growing commercial corridors.



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# New Brodheadsville Town Center

*Four Commercial Development Parcels & 121± Acre Residential Development Opportunity*

The New Brodheadsville Town Center offers a rare opportunity to acquire one or more commercial development parcels fronting Route 209, while also providing the opportunity to purchase a 121± acre single-family residential development tract located immediately behind the commercial corridor.

The commercial component consists of four General Commercial parcels ranging from approximately 1 to 5.5 acres, each benefiting from PennDOT-approved, developer-installed access improvements along New Brodheadsville Boulevard. Commercial parcels may be purchased individually or together, with discounted pricing available for buyers acquiring multiple parcels or the entire commercial portfolio.

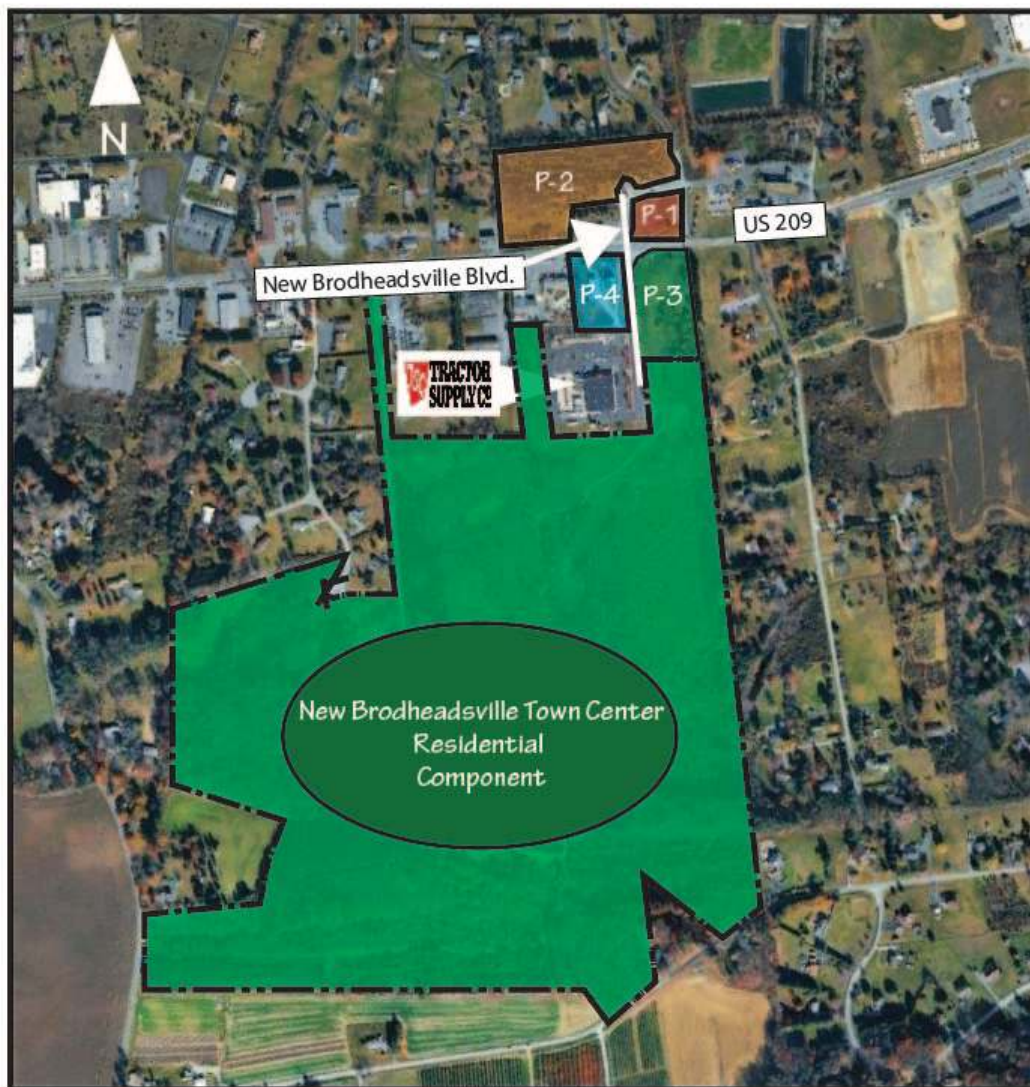
The adjoining 121± acre residential component is also available for purchase and is ideally suited for single-family residential development. The property consists of three contiguous tracts totaling approximately 121.1 acres, including approximately 52 acres currently zoned R-1 Residential and approximately 69 acres presently zoned General Commercial — offering a long-term planning opportunity for a coordinated residential neighborhood behind the established Route 209 commercial corridor.

## Highlights

- |                                                                  |                                                                             |
|------------------------------------------------------------------|-----------------------------------------------------------------------------|
| ■ 121± acres available for single-family residential development | ■ Opportunity to acquire both residential and commercial components         |
| ■ Four commercial development parcels (1–5.5 acres)              | ■ General Commercial frontage on Route 209                                  |
| ■ Purchase commercial parcels individually or together           | ■ PennDOT-approved access improvements                                      |
| ■ Discounted pricing available for multi-parcel acquisitions     | ■ Adjacent to Tractor Supply                                                |
|                                                                  | ■ Ideal for retail, restaurant, medical, financial, office and service uses |

## Parcel Layout

New Brodheadsville Town Center  
Route 209 & New Brodheadsville Blvd.  
Brodheadsville, PA



## LOCATION

# Regional Location

Brodheads ville sits at the crossroads of Route 209, Route 115, and Route 715 in Monroe County, Pennsylvania — within easy reach of Allentown, the Lehigh Valley, and the greater New York and Philadelphia metropolitan markets via I-80, I-81, and I-476.



25 / 50 / 75 / 100-mile radius from Brodheads ville, Monroe County, PA

# Demographics

Brodheadsville, PA — 2 / 5 / 10-Mile Radius

|                                       | 2 Miles      | 5 Miles       | 10 Miles        |
|---------------------------------------|--------------|---------------|-----------------|
| Population, 2025                      | 4,326        | 23,376        | 80,247          |
| Households, 2025                      | 1,524        | 8,264         | 30,710          |
| Median Household Income               | \$78,868     | \$79,524      | \$76,504        |
| Consumer Spending                     |              |               |                 |
| Total Consumer Spending, 2025         | \$53,177,232 | \$290,924,783 | \$1,018,386,089 |
| Total Consumer Spending, 2030         | \$56,576,808 | \$310,073,795 | \$1,097,541,424 |
| Spending by Category, 2025            |              |               |                 |
| Apparel (4.8% of spending)            | \$2,576,161  | \$14,204,961  | \$49,255,748    |
| Entertainment, Hobbies & Pets (14.3%) | \$7,660,821  | \$41,169,867  | \$145,808,333   |
| Food & Alcohol (26.5%)                | \$14,076,985 | \$76,915,268  | \$271,731,968   |
| Household (15.2%)                     | \$7,896,669  | \$44,614,532  | \$158,810,750   |
| Transportation & Maintenance (28.6%)  | \$15,430,857 | \$83,200,851  | \$285,729,340   |
| Health Care (5.2%)                    | \$2,737,100  | \$15,009,945  | \$52,872,504    |
| Education & Daycare (5.3%)            | \$2,798,639  | \$15,809,359  | \$54,177,446    |

## PARCEL 1

# ±1.0 Acre Commercial Corner

Gateway Opportunity at New Brodheadsville Blvd



Located at the entrance to the New Brodheadsville Town Center, this highly visible commercial parcel offers exceptional exposure along the rapidly growing Route 209 corridor. Positioned directly across from the new Tractor Supply and fronting the developer-improved New Brodheadsville Boulevard, the site enjoys outstanding accessibility and visibility.

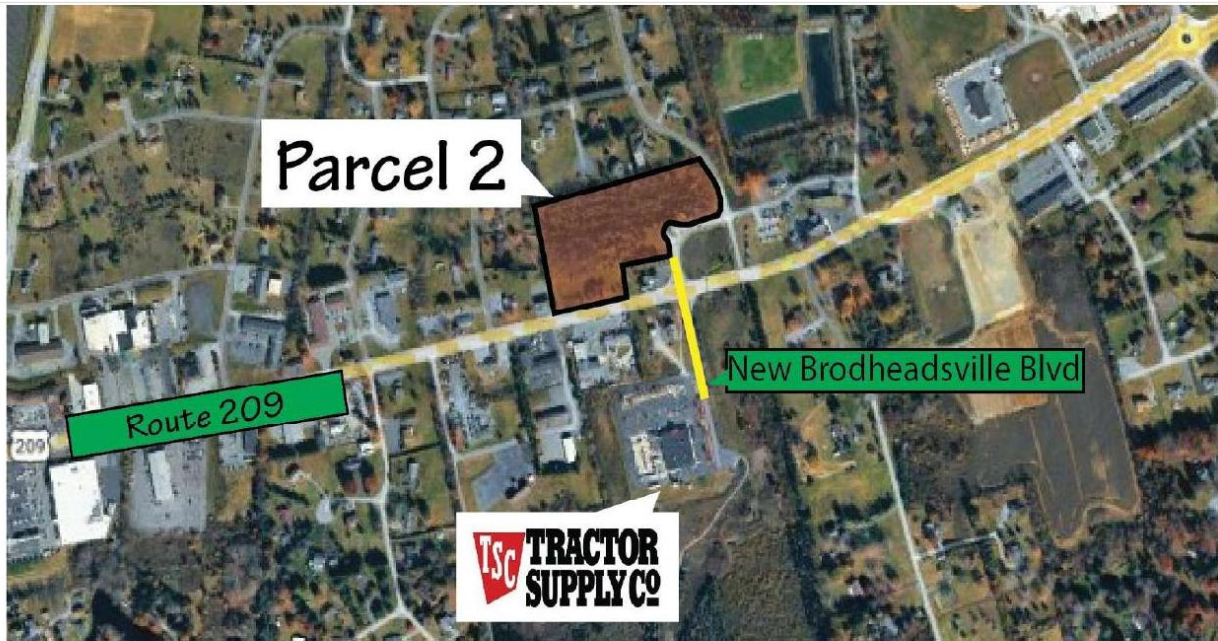
Ideal for quick-service restaurants, coffee users, financial institutions, medical offices, professional services, or convenience retail. PennDOT-approved roadway improvements provide outstanding access while the surrounding commercial growth and future residential development create an expanding customer base.

- |                           |                                                          |
|---------------------------|----------------------------------------------------------|
| ■ Approximately 1.0 acre  | ■ Septic & well                                          |
| ■ GC Zoning               | ■ Excellent visibility                                   |
| ■ PennDOT-approved access | ■ Available individually or as part of larger assemblage |

## PARCEL 2

# ±5.5 Acre Commercial Development Site

*Largest Commercial Parcel Available*



Parcel 2 offers over five acres of premium commercial land in the heart of the New Brodheadsville Town Center. Its size provides flexibility for larger retail users, medical campuses, hospitality, mixed commercial development, or multi-building office complexes.

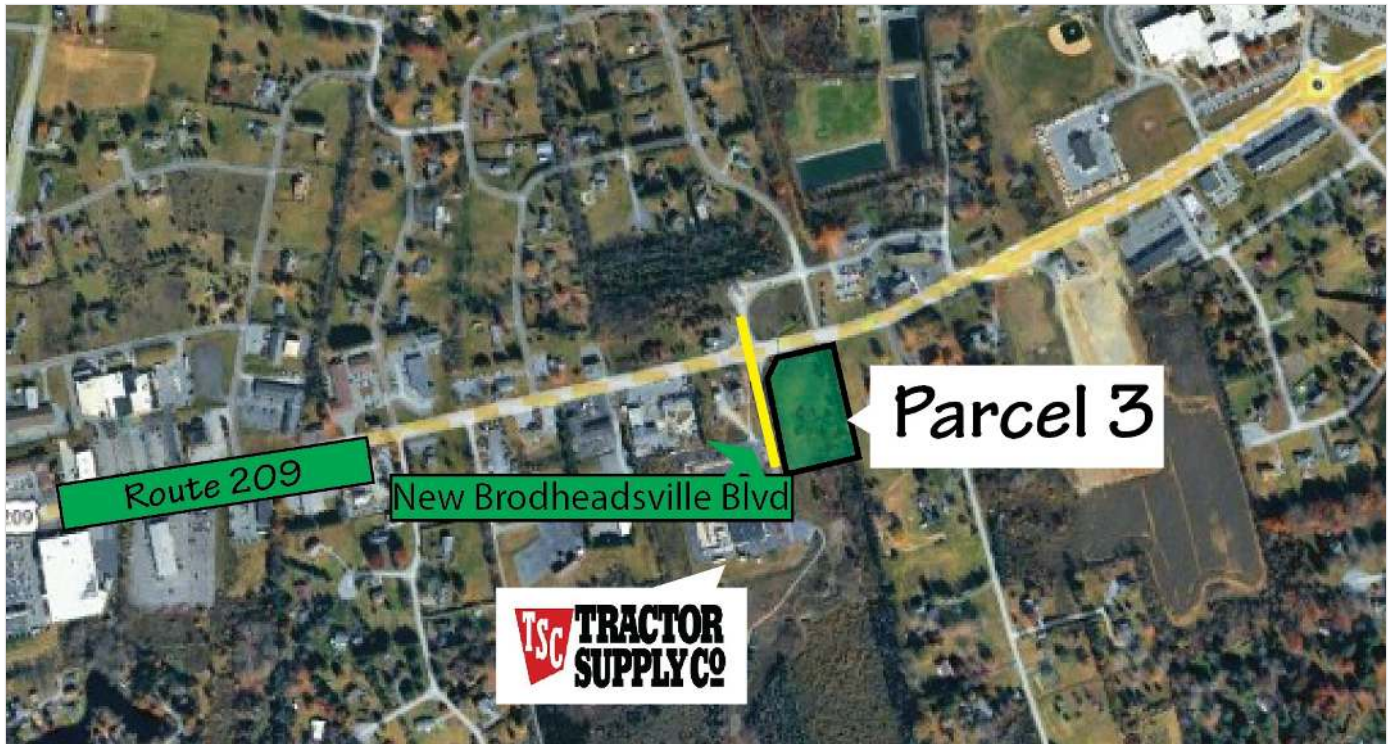
Located within minutes of the Route 209 / 115 / 715 commercial hub, the parcel benefits from strong traffic counts, new PennDOT infrastructure improvements, and an expanding residential population. With frontage on New Brodheadsville Boulevard, this site is ideally positioned for a signature commercial development.

- |                           |                                      |
|---------------------------|--------------------------------------|
| ■ Approximately 5.5 acres | ■ Septic & well                      |
| ■ GC Zoning               | ■ Largest commercial parcel          |
| ■ PennDOT-approved access | ■ Flexible development opportunities |

### PARCEL 3

## ±3.0 Acre Commercial Site

*Premier Retail or Medical Location*



This well-positioned commercial parcel offers an outstanding opportunity for retail, medical, office, or service-oriented development. Located adjacent to Tractor Supply and directly served by New Brodheadsville Boulevard, the property benefits from excellent visibility and easy customer access.

Its manageable size makes it ideal for users seeking a highly marketable location without the excess land associated with larger commercial sites.

- |                           |                                                  |
|---------------------------|--------------------------------------------------|
| ■ Approximately 3.0 acres | ■ Septic & well                                  |
| ■ GC Zoning               | ■ Adjacent to new commercial development         |
| ■ PennDOT-approved access | ■ Excellent location for retail or medical users |

## PARCEL 4

# ±1.63 Acre Improved Commercial Parcel

Existing Income & Redevelopment Potential



Parcel 4 includes existing commercial improvements featuring approximately 3,960 square feet of retail space currently utilized for fireworks sales, together with an approximately 1,144 square foot storage building. The property offers redevelopment opportunities or continued retail use.

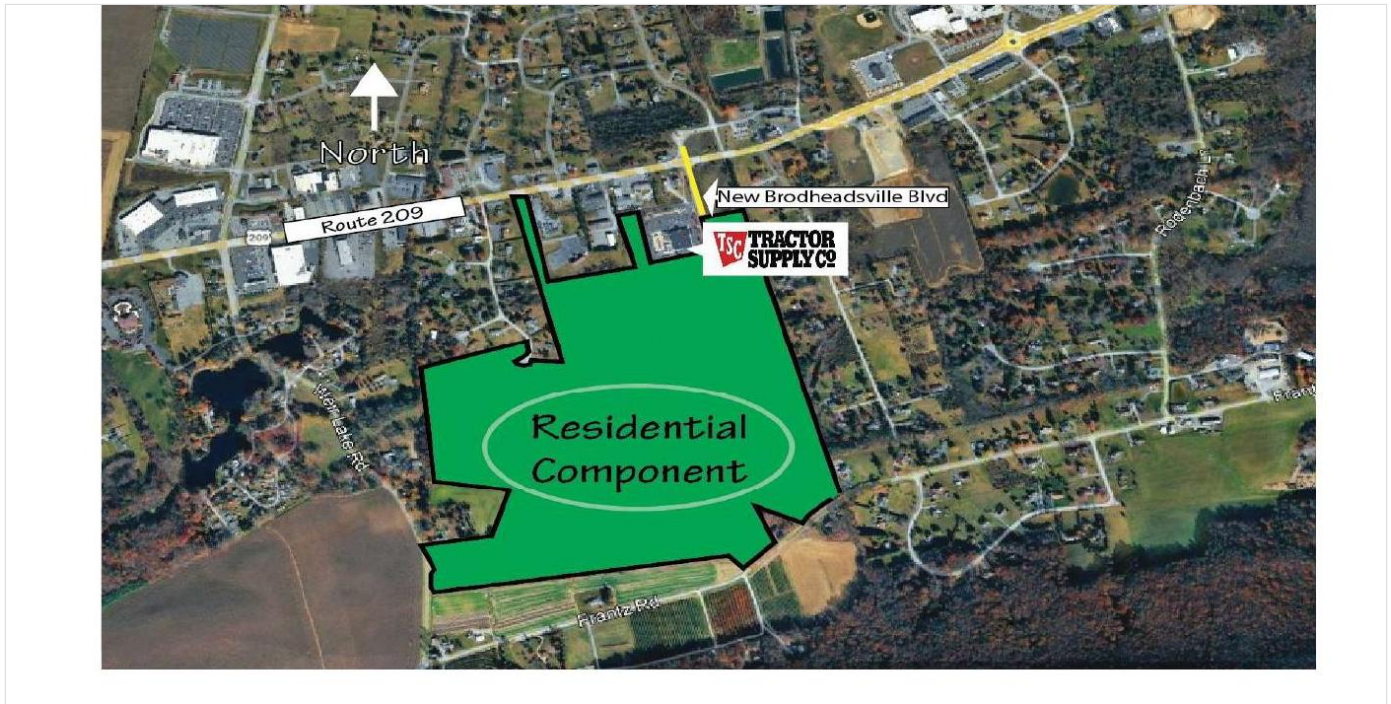
Located immediately adjacent to Tractor Supply and New Brodheadsville Boulevard, the parcel enjoys outstanding accessibility within one of Monroe County's fastest-growing commercial corridors.

- |                            |                                 |
|----------------------------|---------------------------------|
| ■ Approximately 1.63 acres | ■ GC Zoning                     |
| ■ Existing retail building | ■ PennDOT-approved access       |
| ■ Storage building         | ■ Immediate occupancy potential |

## RESIDENTIAL COMPONENT

# ±121 Acres

*Future Residential Neighborhood*



The residential component consists of approximately 121 acres being sold together in three separate tax parcels. Approximately 52 acres are located within the existing R-1 District, permitting conventional two-acre residential development, while the remaining acreage is located within the GC District, where future rezoning would be consistent with the area's established land-use pattern.

Commercial development has naturally concentrated along the Route 209 corridor while residential neighborhoods have developed to the north and south. This property continues that logical planning pattern, creating a rare opportunity to control one of the largest remaining residential land holdings in Brodheadsville, located only minutes from shopping, schools, healthcare, and the Route 209/115/715 commercial center.

- |                                |                                                       |
|--------------------------------|-------------------------------------------------------|
| ■ Approximately 121 acres      | ■ Approximately 52 acres in R-1, remainder in GC Zone |
| ■ Three separate parcels       | ■ Excellent rezoning candidate                        |
| ■ Sold together, one ownership | ■ Adjacent to major commercial services               |

## ZONING

# New Brodheadsville Town Center Zoning

Chestnuthill Township, Monroe County, PA

The properties within the New Brodheadsville Town Center are located in the General Commercial District and the Low Density Residential District.

### GC — General Commercial District

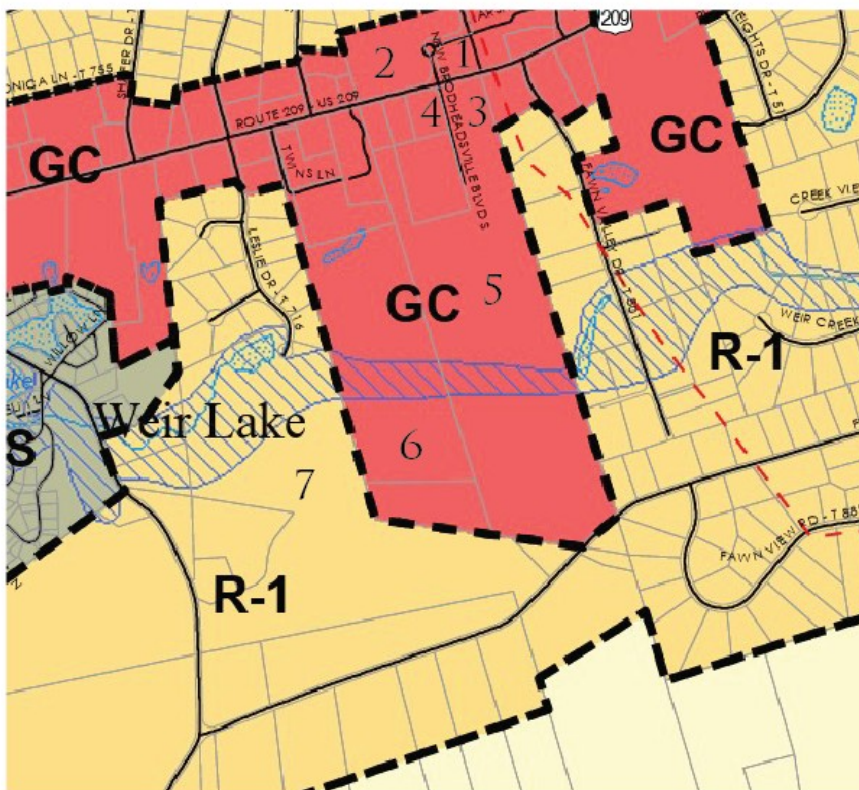
To provide for a variety of commercial uses in areas that have few historic buildings and that include few homes. To provide for uses that are more auto-related (such as car washes and gas stations) than uses allowed in the VC district. To carefully locate commercial areas and commercial driveways to minimize traffic safety and congestion problems along major roads.

### R-1 — Low Density Residential District

To provide for low density residential neighborhoods that are primarily composed of single-family detached dwellings. To protect these areas from incompatible uses.

Please request full zoning ordinance details from Matt Sprung at Hanna Frederick Commercial, or view online at [ecode360.com/6524916](http://ecode360.com/6524916).

## Chestnuthill Township Zoning Map



### New Brodheadsville Town Center Zoning

#### G.C. Zone

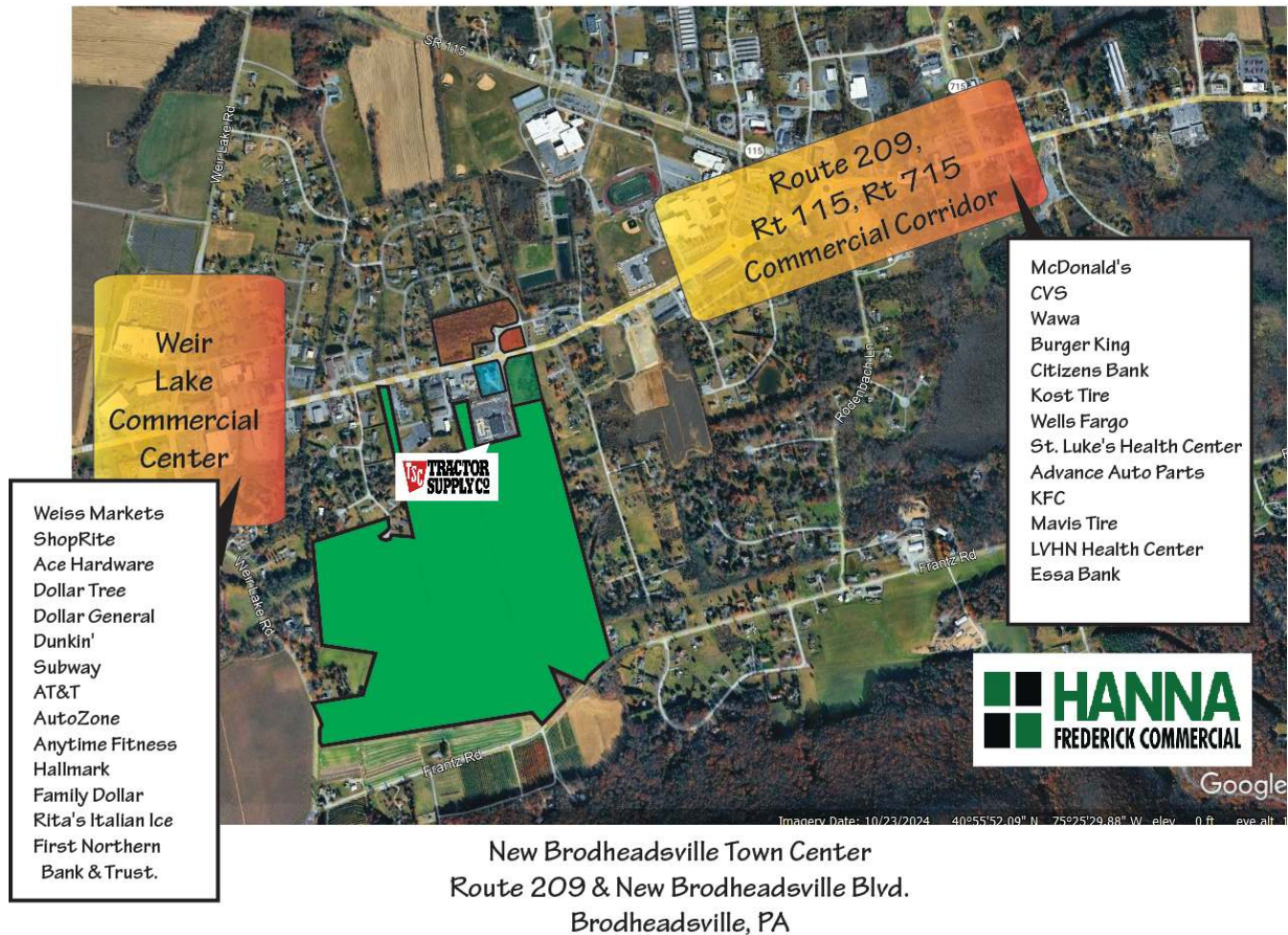
Parcel 1  
Parcel 2  
Parcel 3  
Parcel 4  
Parcel 5  
Parcel 6

#### R-1 Zone

Parcel 7

# Retailers Along the Corridor

## Partial List of Retailers Along the Corridor



## Competition Map



Competition Map with New Brodheadsville Town Center Commercial Tracts 1 - 4 Shown



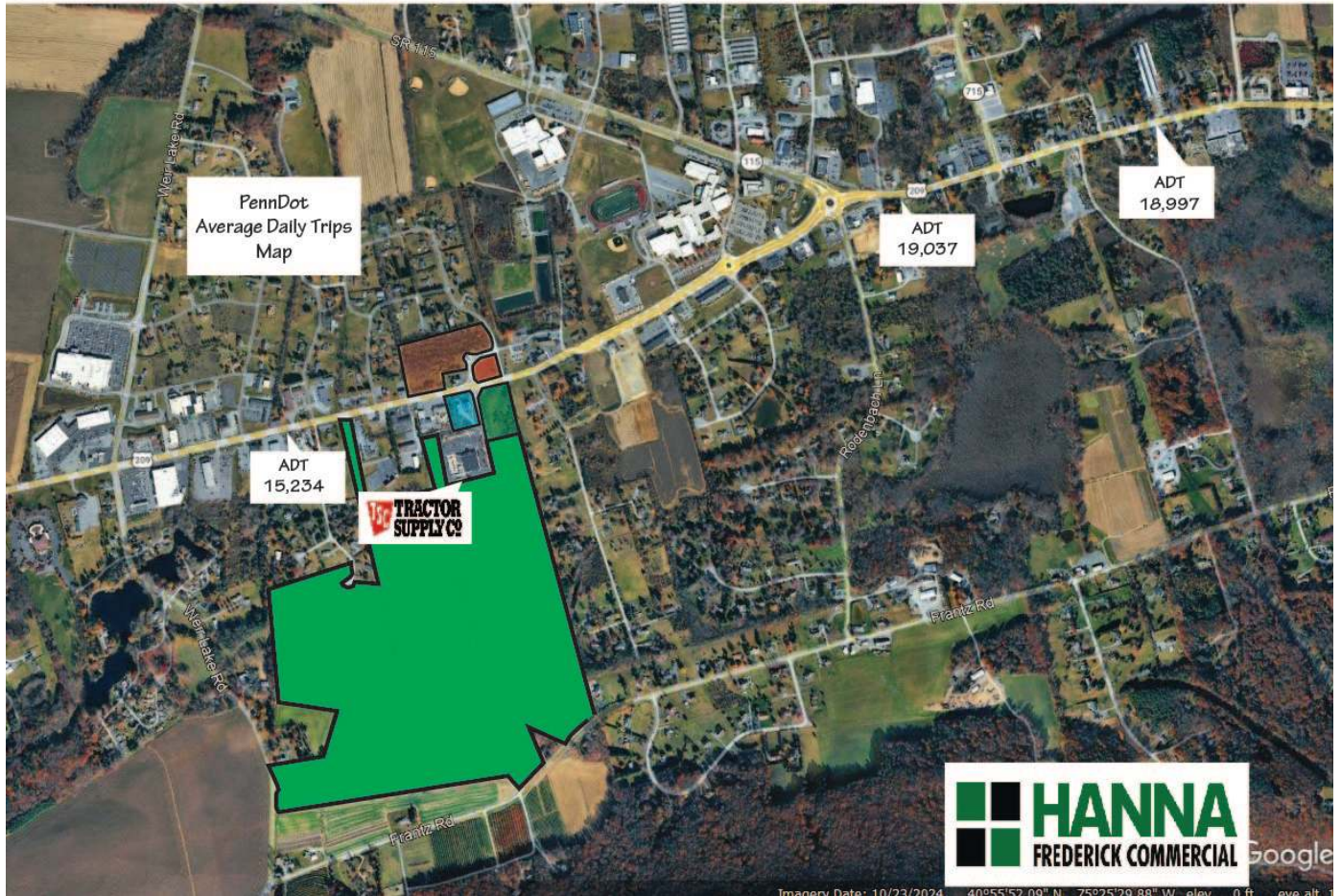
*New Brodheadsville Town Center commercial Tracts 1–4 shown relative to nearby retail.*

MARKET CONTEXT

# Traffic Counts

PennDOT Average Daily Trips (ADT)

New Brodheadsville Town Center  
Route 209 & New Brodheadsville Blvd.  
Brodheadsville, PA



Route 209 carries between approximately 15,200 and 19,000 average daily trips along the corridor fronting the Town Center.

CONTACT

# Let's Talk About New Brodheadsville Town Center

Follow the QR code on the final page of this brochure for an aerial drone video of the New Brodheadsville Town Center site.

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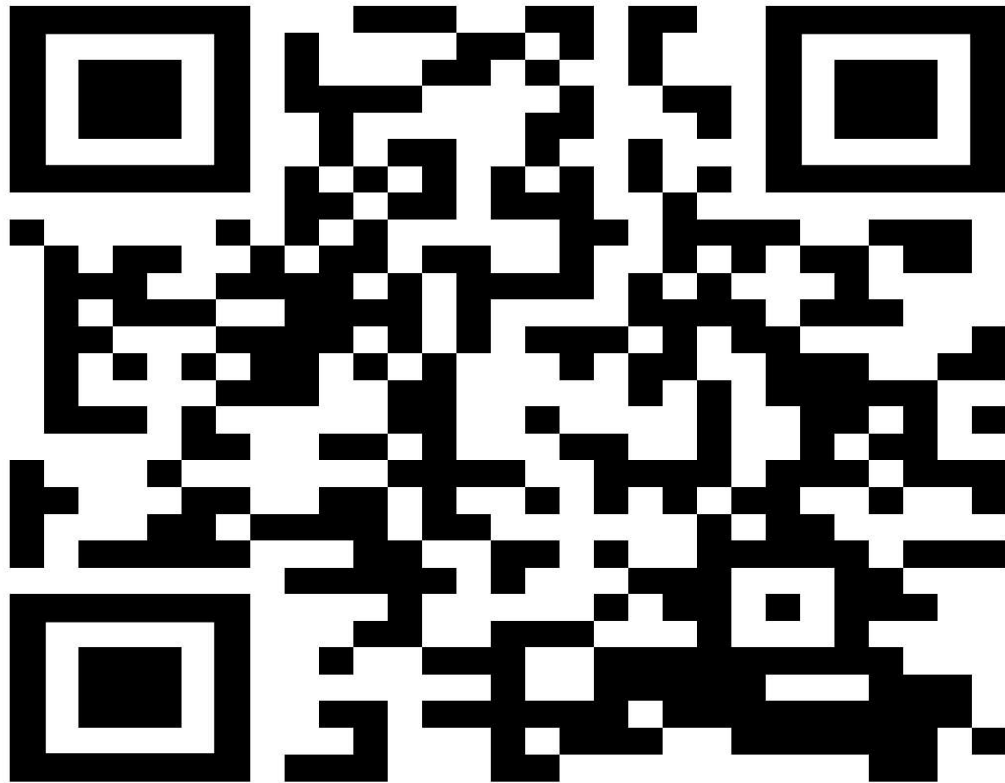
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# Follow QR Code to Drone Video



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