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## 6615 Sullivan Trl - 10 Acre Redevelopment Opportunity

10 Acres of Commercial Land Offered at \$1,300,000 in Wind Gap, PA



### ABOUT 6615 SULLIVAN TRL , WIND GAP, PA 18091

Price	\$1,300,000	Property Subtype	Commercial
Sale Type	Investment or Owner User	Proposed Use	Retail
No. Lots	1	Total Lot Size	10.00 AC
Property Type	Land	Opportunity Zone	No

## 1 LOT AVAILABLE

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Lot

**Price** \$1,300,000

**Lot Size** 10.00 AC

**Price Per AC** \$130,000

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## DESCRIPTION

10+/- AC Commercial development site located just off of Route 512 and the Rt 33 Interchange in Wind Gap/Plainfield Township. On-site water/sewer with public water/sewer hookup available. Easy access to highway interchange and good visibility from Route 33. 8,069 SF Former Restaurant on site. This desirable highway interchange at Route 33 and Route 512 is a major Lehigh Valley corridor with massive growth. The recent additions to the Wind Gap interchange include Coordinated Health, Duke Realty Logistics, and St. Lukes Health Network. There are current and planned projects for additional food service and 600,000+ SF of Warehouse/Distribution/Office.

## INVESTMENT HIGHLIGHTS

- Public Utilities Available
- ADT: 33,000 Rt.33 + 4,800 Sullivan Trail
- Highway Interchange Zoning
- Visibility from Route 33
- Clear and Level Site

## TRANSPORTATION

 AIRPORT

Lehigh Valley International Airport

29 min drive

17.1 mi

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## ZONING

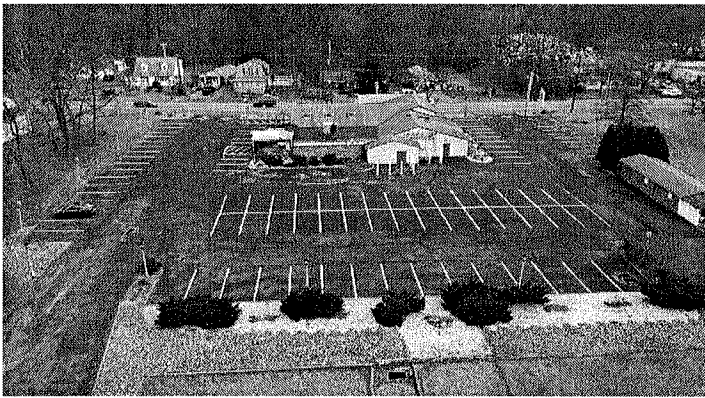
Zoning Code

**C- Commercial**

# MAP OF 6615 SULLIVAN TRL WIND GAP, PA 18091



## ADDITIONAL PHOTOS



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Primary Photo



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