

Capitol Plaza

412-485 BLUE VALLEY DRIVE | BANGOR, P.A. 18013

LEVIN
MANAGEMENT



Available Space

7,335 SF (divisible); 2,641 SF coming available 10/2025

Property Highlights

- **Well-Anchored Neighborhood Center:** 62,663-square-foot center anchored by Ace Hardware.
- **Prime Location:** Strategically positioned at the intersection of **Blue Valley Drive/Route 512 and Bangor Junction Road.**
- **Excellent Connectivity:** Near **Route 33** and just 8 miles from Interstate 80, ensuring strong regional accessibility.
- Surrounded by key market drivers, including Weis Supermarket, ShopRite, Walgreens, CVS, Wawa, Dunkin', Family Dollar, and Lehigh Valley Health Network.
- **Attractive Co-Broker Incentive:** **5% commission offered on deals up to 15,000 SF.**

Retailers

ACE
Hardware

RITE
AID

DOLLAR GENERAL

snap fitness^{24/7}

BANK OF AMERICA

Quest
Diagnostics

Average Daily Traffic

8,870 Blue Valley Drive

18,880 Route 33 northbound

17,619 Broadway

Demographics

3-mile radius



17,405
POPULATION



6,965
HOUSEHOLDS



\$90,654
AVERAGE HH INCOME



4,461
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

SF

1	Bagels on the Corner	992
2	Quest Diagnostics - available 10/2025	2,641
3	Physical Therapy	2,856
4	Snap Fitness	3,774
5	Dollar General	7,500
6	Available (divisible)	7,335
7/8	Ace Hardware	21,715
9	Bank of America	1,250
10	Rite Aid	14,600

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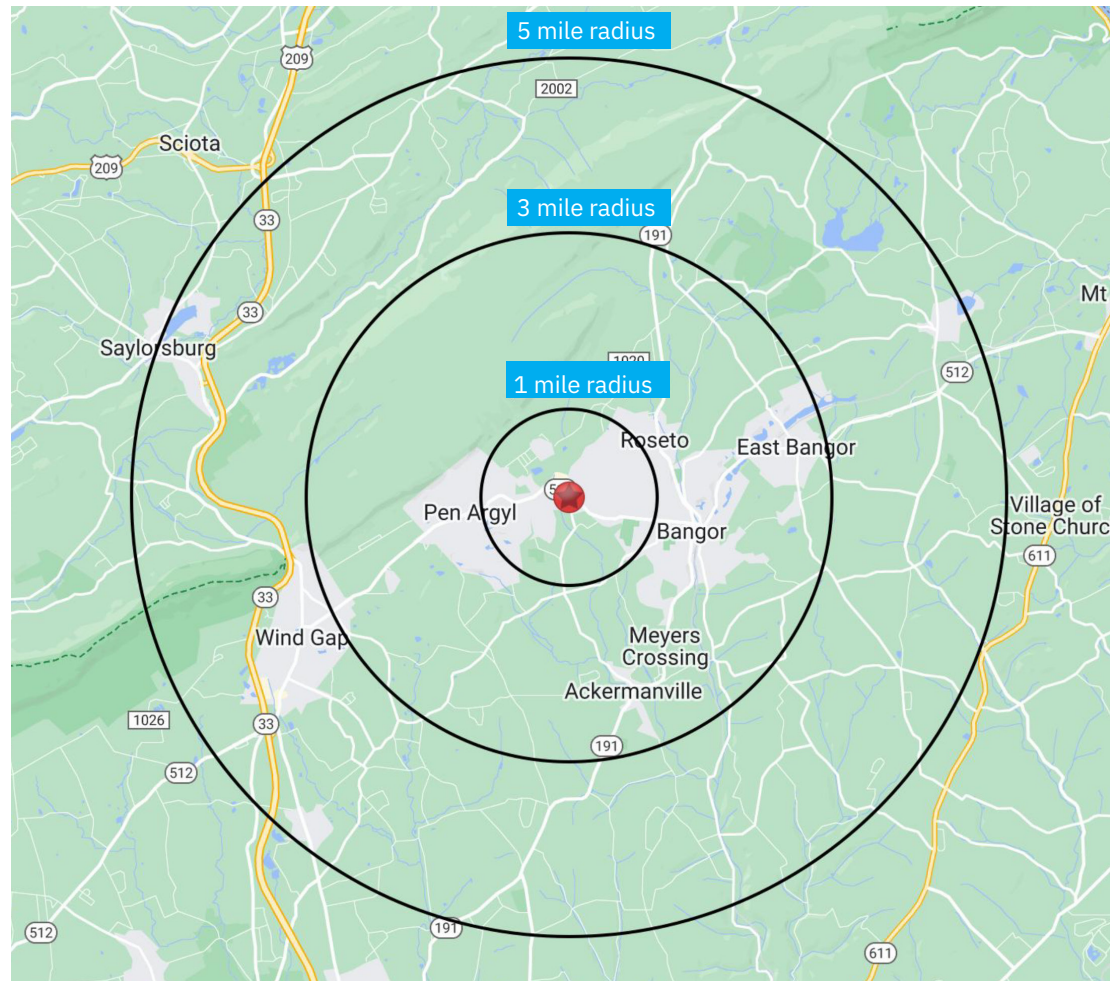
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	3,480	17,405	28,487
Households	1,393	6,965	11,509
Average Household Income	\$87,375	\$90,654	\$98,791
Projected Average Household Income (2028)	\$91,864	\$95,872	\$103,854
Median Household Income	\$71,886	\$73,705	\$73,728
Total Businesses	127	482	847
Total Employees	876	3,510	6,403
Daytime Population	1,080	4,461	8,102
Total Annual Household Expenditure	\$89.79 M	\$455.52 M	\$800.58 M
HH Income \$150K or more	206	1,059	1,914
College Degree + (Bachelor Degree or Higher)	596	2,828	5,250

Source: sitesusa.com



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CLOSE-UP AERIAL

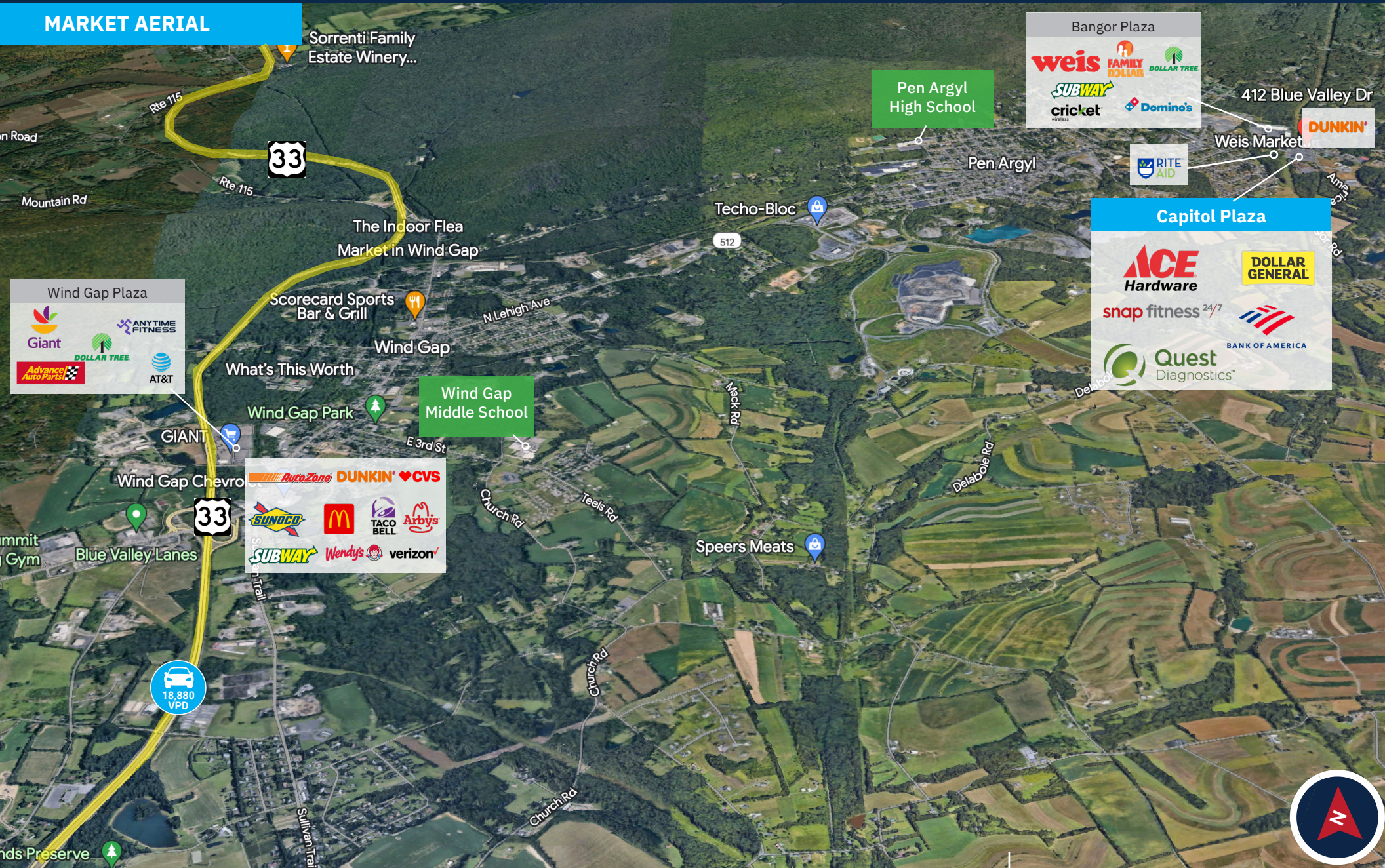


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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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