LEVIN MANAGEMENT

Capitol Plaza

412-485 BLUE VALLEY DRIVE | BANGOR, PA 18013

Available Space

4,596 SF - Last Unit

Broker Incentives

5% commission on leases up to 15,000 SF; 4% on leases from 15,001–40,000 SF.



Retailers

ACE Hardware | DOLLAR GENERAL | Quest Diagnostics | snap fitness 24/7 | BANK OF AMERICA



5-Mile Demographics

14,407
POPULATION

6,971
HOUSEHOLDS

$103,213
AVERAGE HH INCOME

15,965
DAYTIME POPULATION

Property Highlights

- Well-Anchored Neighborhood Center: 62,663-square-foot shopping center anchored by Ace Hardware
- Prime Location: Positioned at the intersection of Blue Valley Drive/Route 512 and Bangor Junction Road
- Excellent Connectivity: Convenient access to Route 33 and just 8 miles from Interstate 80, providing strong regional accessibility
- Strong Retail Corridor: Surrounded by key market drivers including Weis Supermarket, ShopRite, Walgreens, CVS, Wawa, Dunkin', Family Dollar, and Lehigh Valley Health Network

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SITE PLAN



Tenant Roster		SF
1	Bagels on the corner	992
2	Quest Diagnostics	2,641
3	Physical Therapy	2,856
4	Snap Fitness	3,774
5	Dollar General	7,500
6A	**Available**	**4,596**
6B	St. Luke's	2,500
7	Ace Hardware	21,715
10	Lease Pending	14,600

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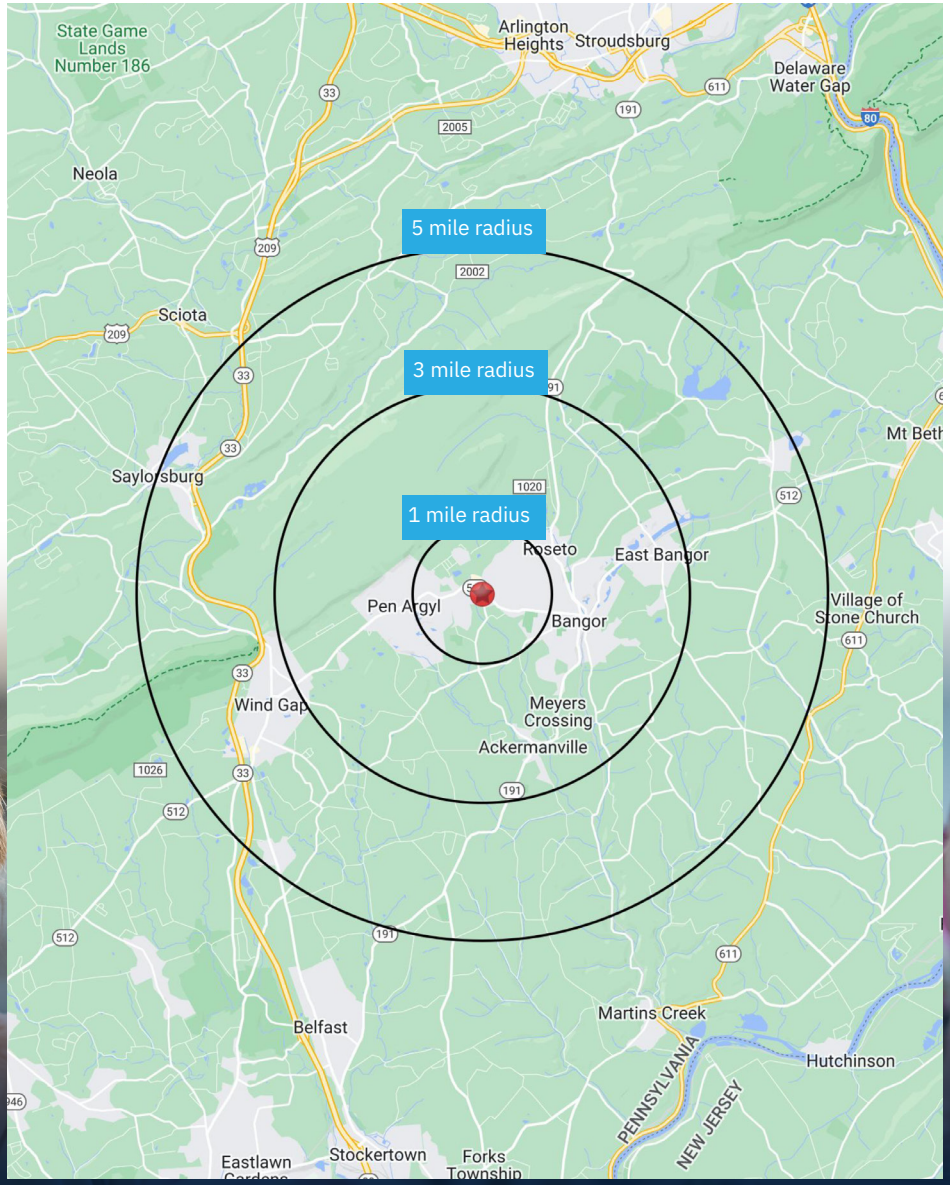
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DEMOGRAPHICS

2010-2020 Census | 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	3,505	17,407	28,333
Households	1,386	6,971	11,486
Average Household Income	$93,905	$103,213	$108,474
Projected Average Household Income (2030)	$92,547	$101,753	$106,964
Median Household Income	$77,349	$77,679	$79,455
Total Businesses	136	504	854
Total Employees	929	3,605	6,091
Daytime Population	3,282	15,965	25,562
Total Annual Household Expenditure	$131.19 M	$673.06 M	$1.14 M
HH Income $200K or more	99	550	1,051
College Degree + (Bachelor Degree or Higher)	612	2,998	5,333

Source: sitesusa.com





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MARKET AERIAL



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Our History is Strong.
Our Vision, *Stronger.*

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

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LEASING REPRESENTATIVE

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