

Executive Summary



AVAILABLE SF:	1,115 - 3,615 SF
LEASE RATE:	Negotiable
BUILDING SIZE:	43,970 SF
BUILDING CLASS:	B
YEAR BUILT:	1984
ZONING:	I
CROSS STREETS:	Schoenersville Rd

PROPERTY OVERVIEW

Highly visible & centrally located 4 story professional office building off Schoenersville Road in Bethlehem. The property offers tenants a location with great visibility, 24 hour building access and fit-out options. The building is well maintained and professionally managed. This property is perfect for business professionals looking for a great long-term office space. Uses include business services, general office, law offices, exercise club and medical offices, clinics and labs.

PROPERTY FEATURES

- Located within minutes to Lutheran Manor Apartments, Lehigh Valley Health Network Muhlenberg and Good Shepherd Specialty Hospital
- Professionally managed
- Great parking and accessibility
- Access to public transportation
- Close to area amenities including medical offices, restaurants, schools, services and retail establishments

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Available Spaces

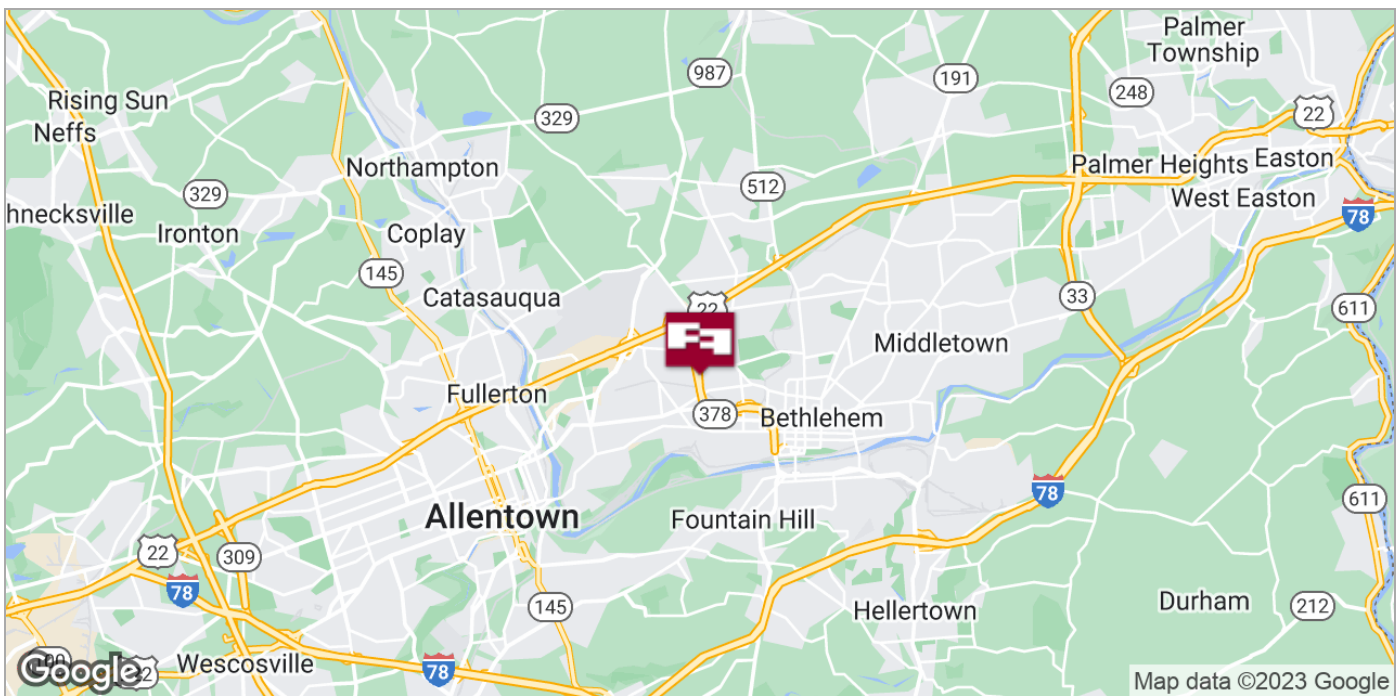
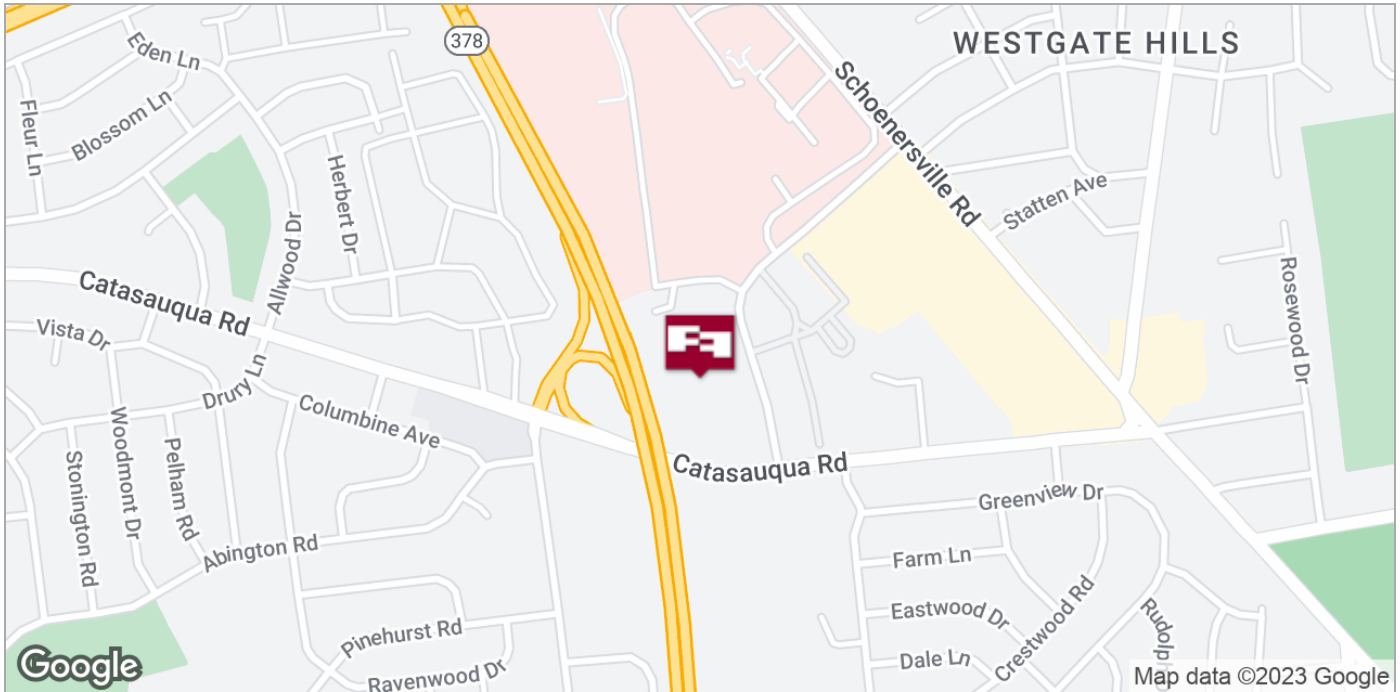


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 201	Medical	NEGOTIABLE	Modified Gross	2,036 SF	VACANT
Suite 301	Medical	NEGOTIABLE	Modified Gross	1,250 SF	VACANT
Suite 303	Medical	NEGOTIABLE	Modified Gross	1,115 - 3,615 SF	VACANT
Suite 304	Medical	NEGOTIABLE	Modified Gross	1,250 - 3,615 SF	VACANT
Suite 305	Medical	NEGOTIABLE	Modified Gross	1,250 - 3,615 SF	VACANT

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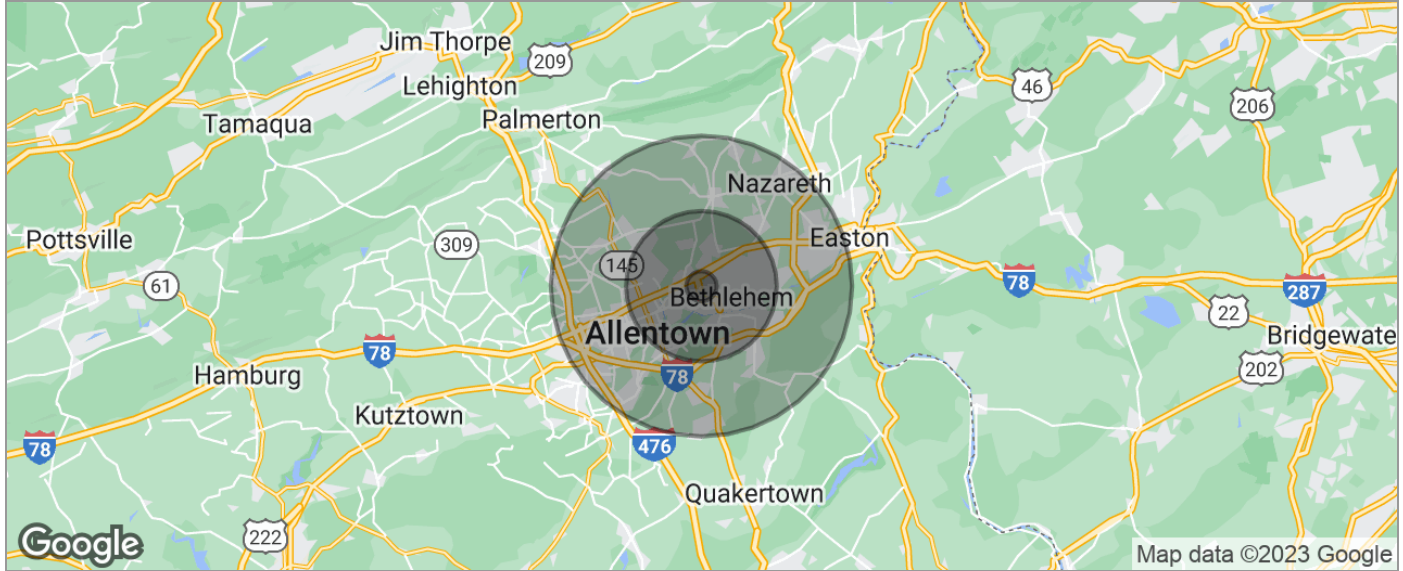
Location Maps



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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,855	233,052	478,442
MEDIAN AGE	45.5	38.0	40.4
MEDIAN AGE (MALE)	42.7	36.5	38.9
MEDIAN AGE (FEMALE)	48.8	39.8	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,361	93,704	192,426
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$83,863	\$70,424	\$83,629
AVERAGE HOUSE VALUE	\$206,024	\$173,232	\$211,306
RACE	1 MILE	5 MILES	10 MILES
% WHITE	83.8%	69.7%	76.3%
% BLACK	5.3%	9.9%	7.5%
% ASIAN	2.8%	2.7%	3.3%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.1%	0.4%	0.3%
% OTHER	2.4%	8.6%	5.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	15.7%	36.0%	24.9%

* Demographic data derived from 2020 ACS - US Census

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