

Property Summary



PROPERTY DESCRIPTION

Available for lease, standalone restaurant, formally operating as Buca Di Beppo. The property is on Grape Street in Whitehall Township with easy access from Route 22 and is centrally located to all areas of the Lehigh Valley. It is in a perfect location for an existing franchise to expand, or for a new restaurant to make their mark.

PROPERTY HIGHLIGHTS

- Standalone restaurant includes kitchen equipment, furniture and fixtures
- Well equipped kitchen with walk in coolers, prep tables, mixers, ovens, and more
- Bar area with ample seating, booths and a walk in cooler
- Central Lehigh Valley location with close proximity to Lehigh Valley Mall

OFFERING SUMMARY

Lease Rate:	\$22.00/NNN
Available SF:	8,429 SF
Lot Size:	1.684 Acres
Parking Spaces:	90/93 spaces 4 handicap
Zoning:	C-1

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,040	4,497	11,489
Total Population	2,262	10,141	28,019

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Retail Map



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Additional Photos



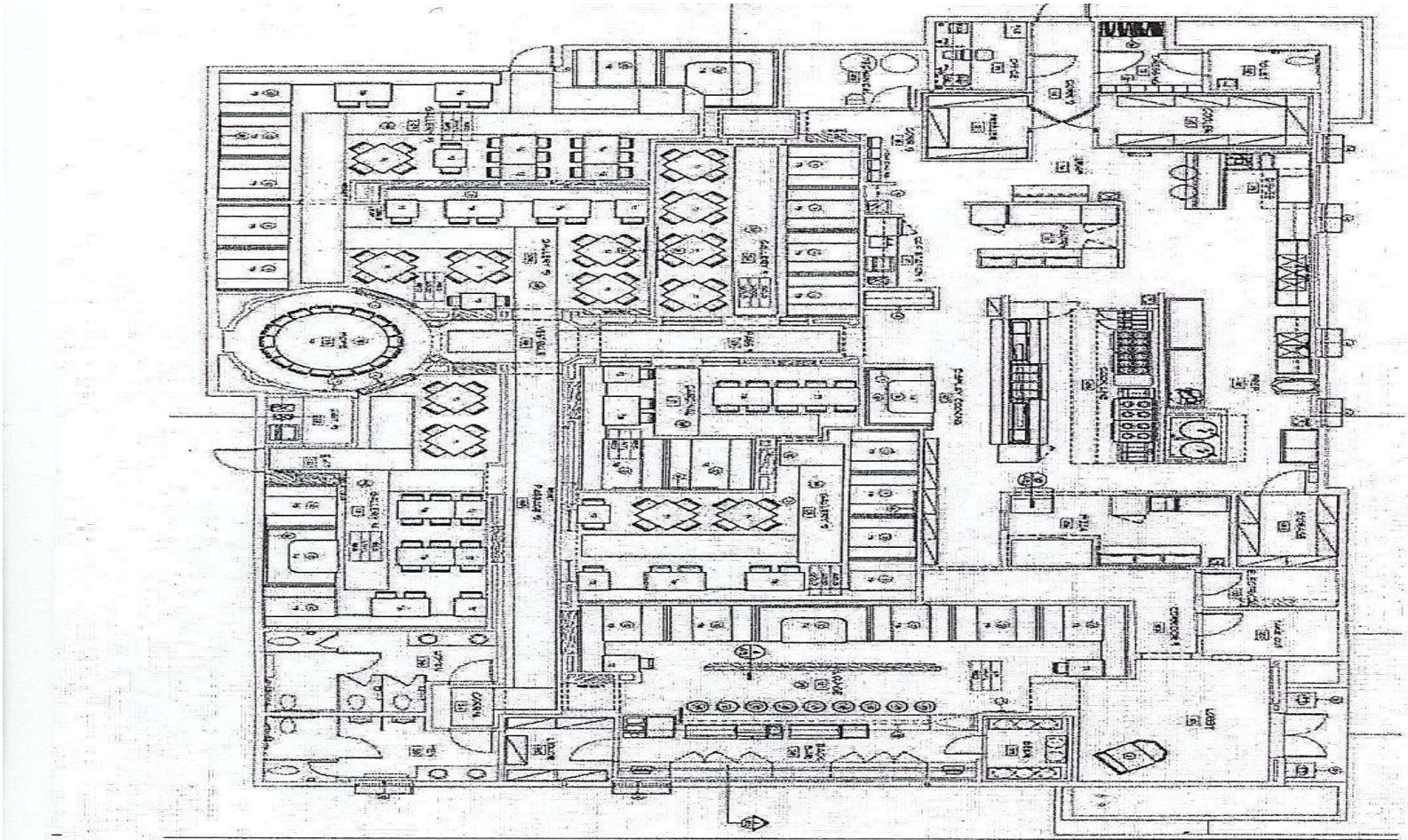
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Floor Plan



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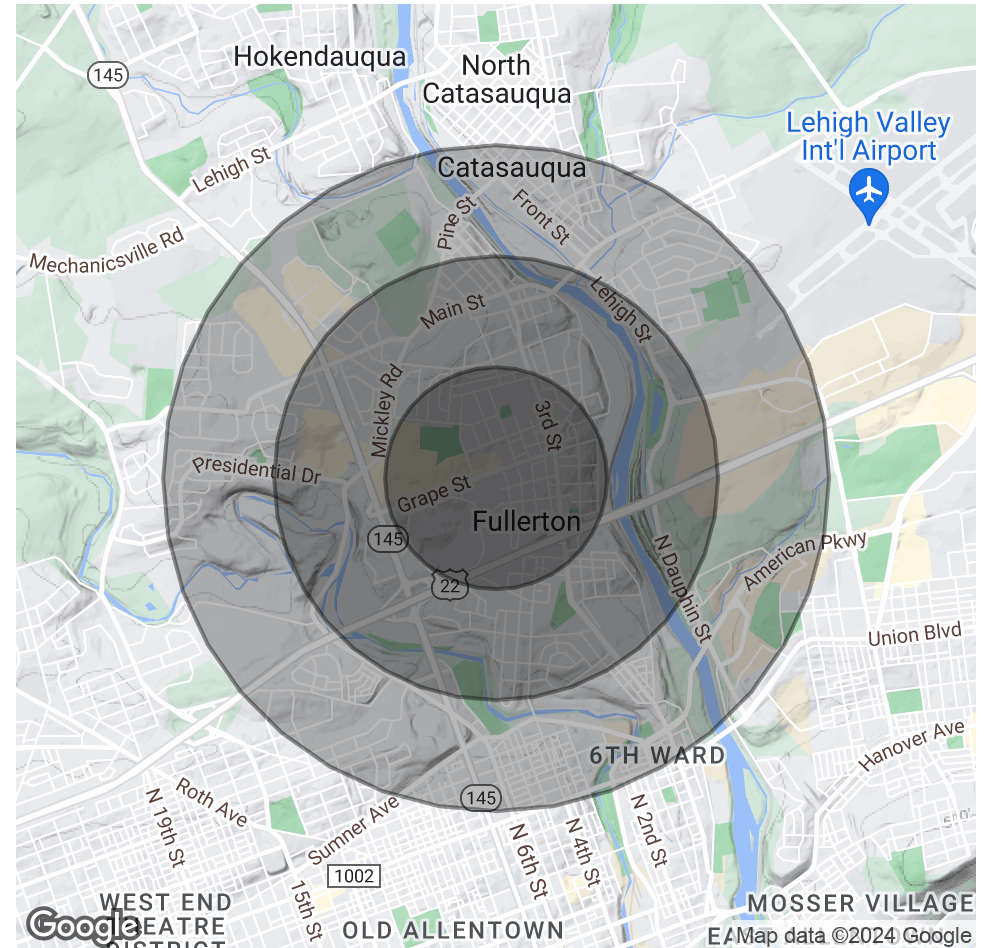


Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,262	10,141	28,019
Average Age	45.6	41.8	37.0
Average Age (Male)	42.0	40.3	35.9
Average Age (Female)	47.5	42.9	38.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,040	4,497	11,489
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$59,592	\$65,431	\$62,256
Average House Value	\$168,509	\$163,711	\$156,004

* Demographic data derived from 2020 ACS - US Census

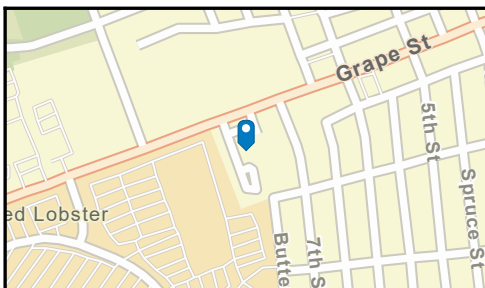


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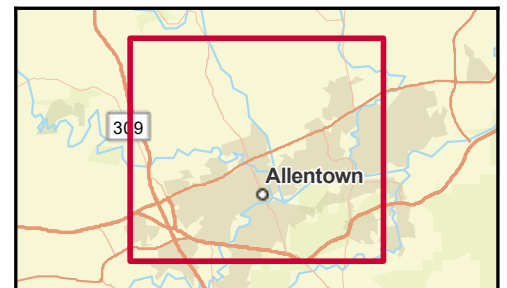
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714 Grape St, Whitehall, Pennsylvania, 18052 3
 714 Grape St, Whitehall, Pennsylvania, 18052
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 40.63450
 Longitude: -75.47591



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

September 26, 2023