



# Free Standing Commercial Opportunity

**7642 BATH PIKE**

Bath- East Allen Township, PA 18014

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**PRESENTED BY:**

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PA #RS359711

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,795,000
<b>LEASE RATE:</b>	\$10.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	6,000 SF
<b>LOT SIZE:</b>	3.89 Acres
<b>PRICE / SF:</b>	\$299.17
<b>YEAR BUILT:</b>	1970
<b>RENOVATED:</b>	1992
<b>ZONING:</b>	Commercial
<b>TRAFFIC COUNT:</b>	13,000 +/-

## PROPERTY OVERVIEW

Corner Location with Good Highway Visibility. Some rental income from houses on adjoining lots. Curb cuts on 2 streets. Outside Storage Concrete Pad.

## LOCATION OVERVIEW

3+ miles north of the Route 512 Exit of Route 22. Corner location with curb cut also along Silver Crest Rd. Trader Joes Food Distribution has 2 facilities along Silver Crest Rd. Site is 5.7 miles distant from LVIA Regional Airport. This is a busy commercial artery connecting the Borough of Bath & Surrounding bedroom communities with the Lehigh Valley Industrial Park employers. There are three adjoining properties that are park of this package. The combined lot size is nearly 4 +/- acres.

## PROPERTY HIGHLIGHTS

- Corner is signalized lot
- High traffic count (13,000 +/-)
- Additional rental income
- Re-development opportunity
- Move-in ready
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# PARCEL MAP



\* Not to Scale

\* Lot lines shown are approximate for illustration purposes

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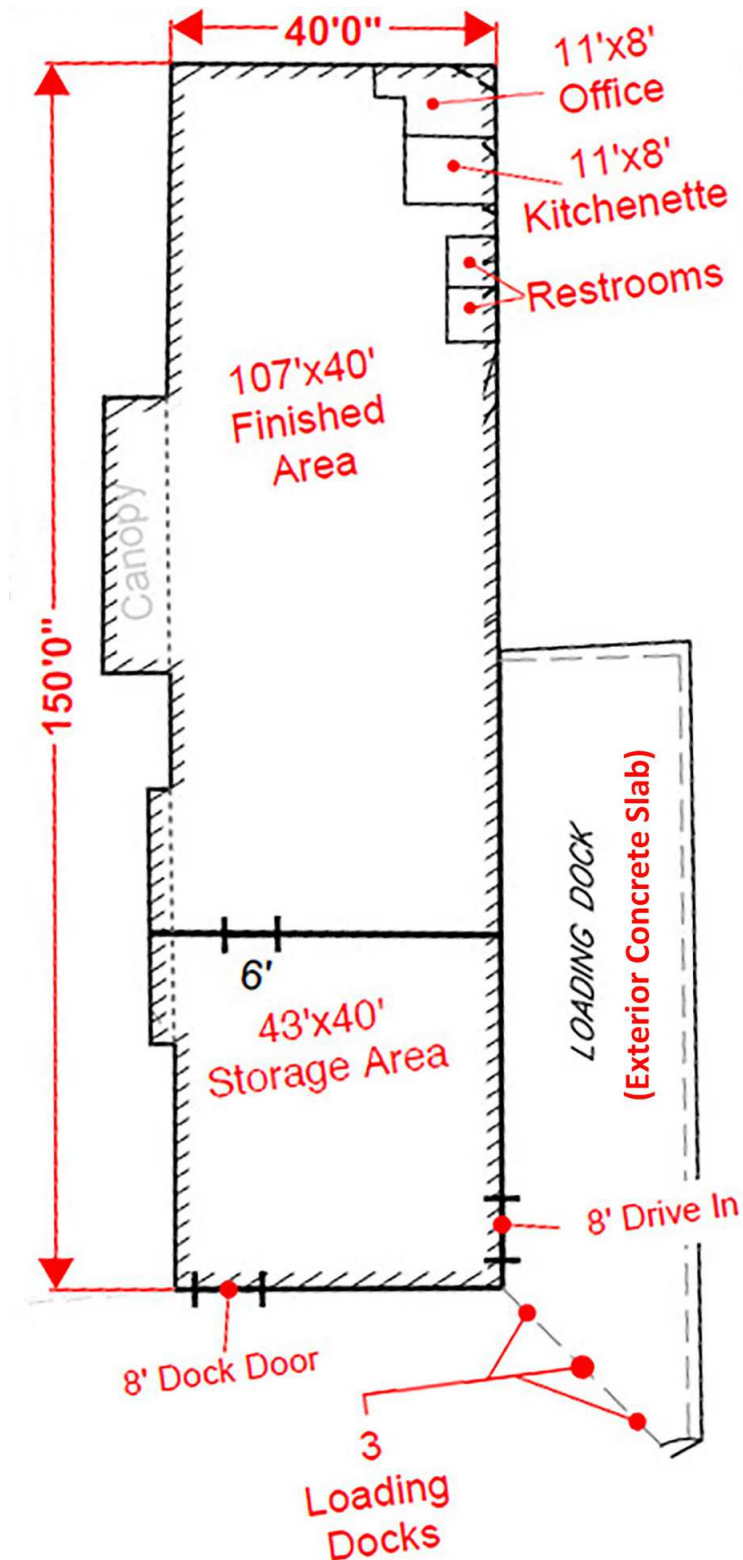
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# COMMERCIAL BUILDING FLOOR PLAN



Info provided are deemed reliable but not guaranteed, Measurements should be confirmed by a Licensed Professional.

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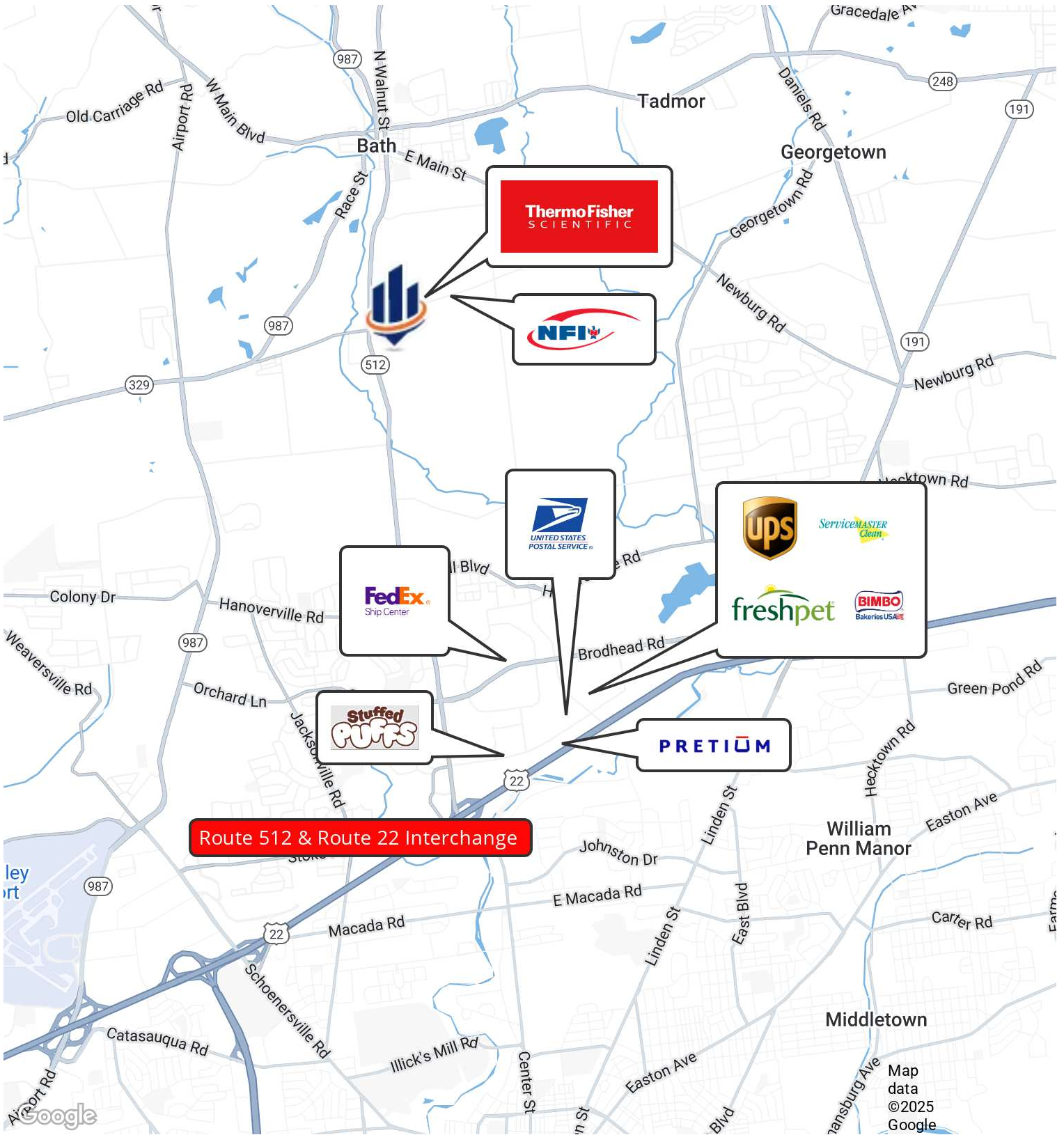
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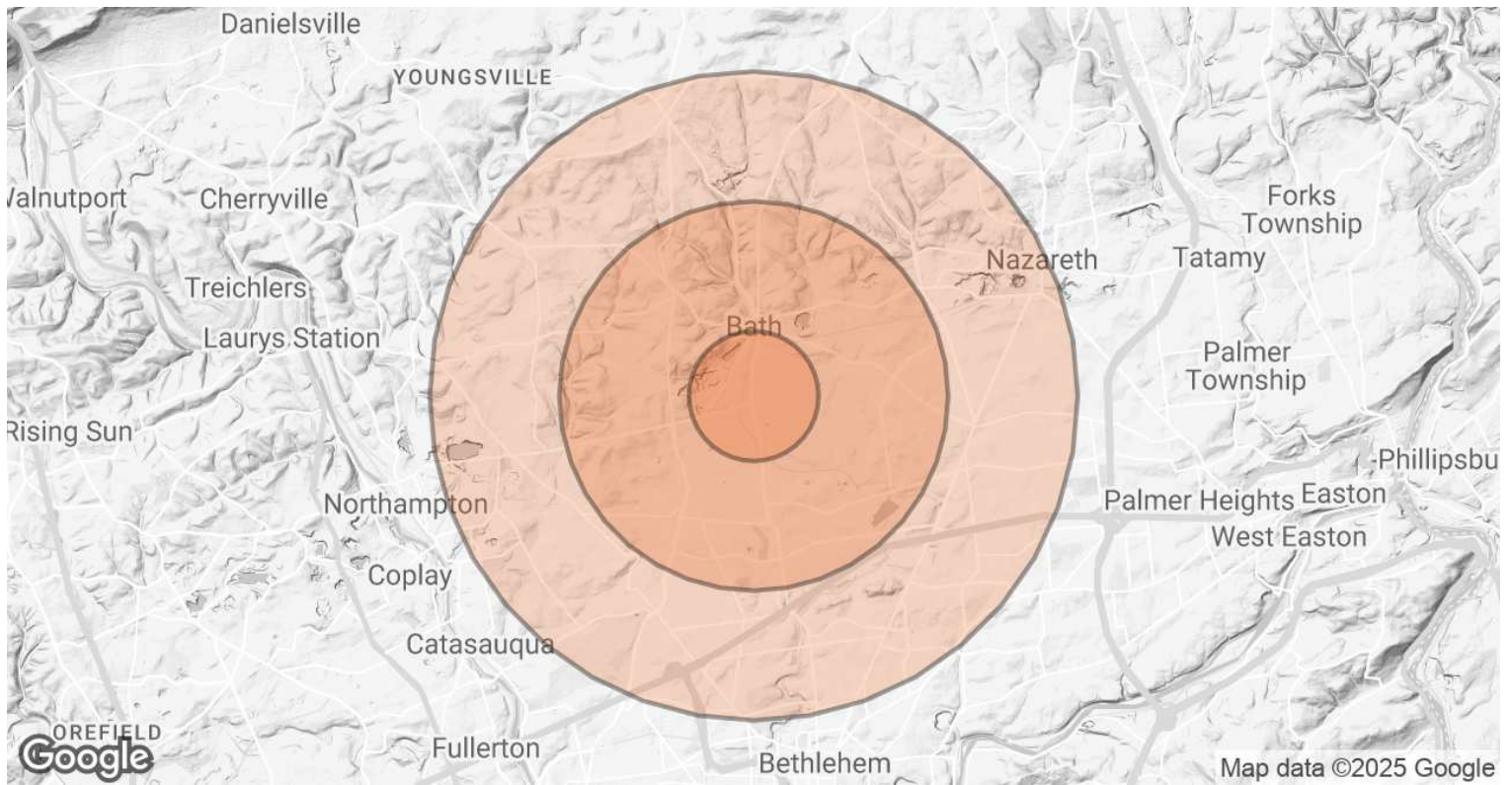
# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,015	19,468	91,748
<b>AVERAGE AGE</b>	48	46	46
<b>AVERAGE AGE (MALE)</b>	47	45	44
<b>AVERAGE AGE (FEMALE)</b>	49	48	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	404	7,159	36,001
<b># OF PERSONS PER HH</b>	2.5	2.7	2.5
<b>AVERAGE HH INCOME</b>	\$106,464	\$127,301	\$118,850
<b>AVERAGE HOUSE VALUE</b>	\$325,882	\$383,051	\$354,447

Demographics data derived from AlphaMap

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