

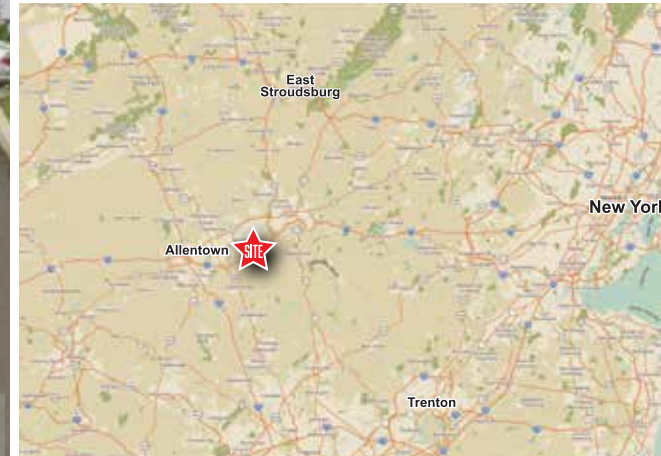
8,066sf FORMER FRESENIUS MEDICAL CENTER | SUB LEASE

1005 Harvard Ave. | Bethlehem PA 18015 | Northampton County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



8,066 SF
Ground Floor

2.91 ACRE
Parcel Size

IMMEDIATE
Availability

PROPERTY INFORMATION

- Freestanding building with good parking
 - Zoned H-1
 - Excellent regional location
 - Densely populated area
 - Nearby access to I-78 and downtown Bethlehem
 - Ideal location for Medical, Dental, or office uses
- Tenant is responsible for verifying zoning of permitted uses.

Demographics	1 Mile	3 Miles	5 Miles
Population	5,021	24,741	68,823
Average HH Income	\$94,624	\$99,029	\$107,402
Total Businesses	136	744	2,544
Number of Employees	2,930	11,029	26,704
Traffic Counts	Hellertown Road: 28,110 VPD Route 78: 74,519 VPD		

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203 JAMES M. SMITH 610-941-4034 x144
PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL JSMITH@LPRE.COM 484-239-8777 CELL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 051226

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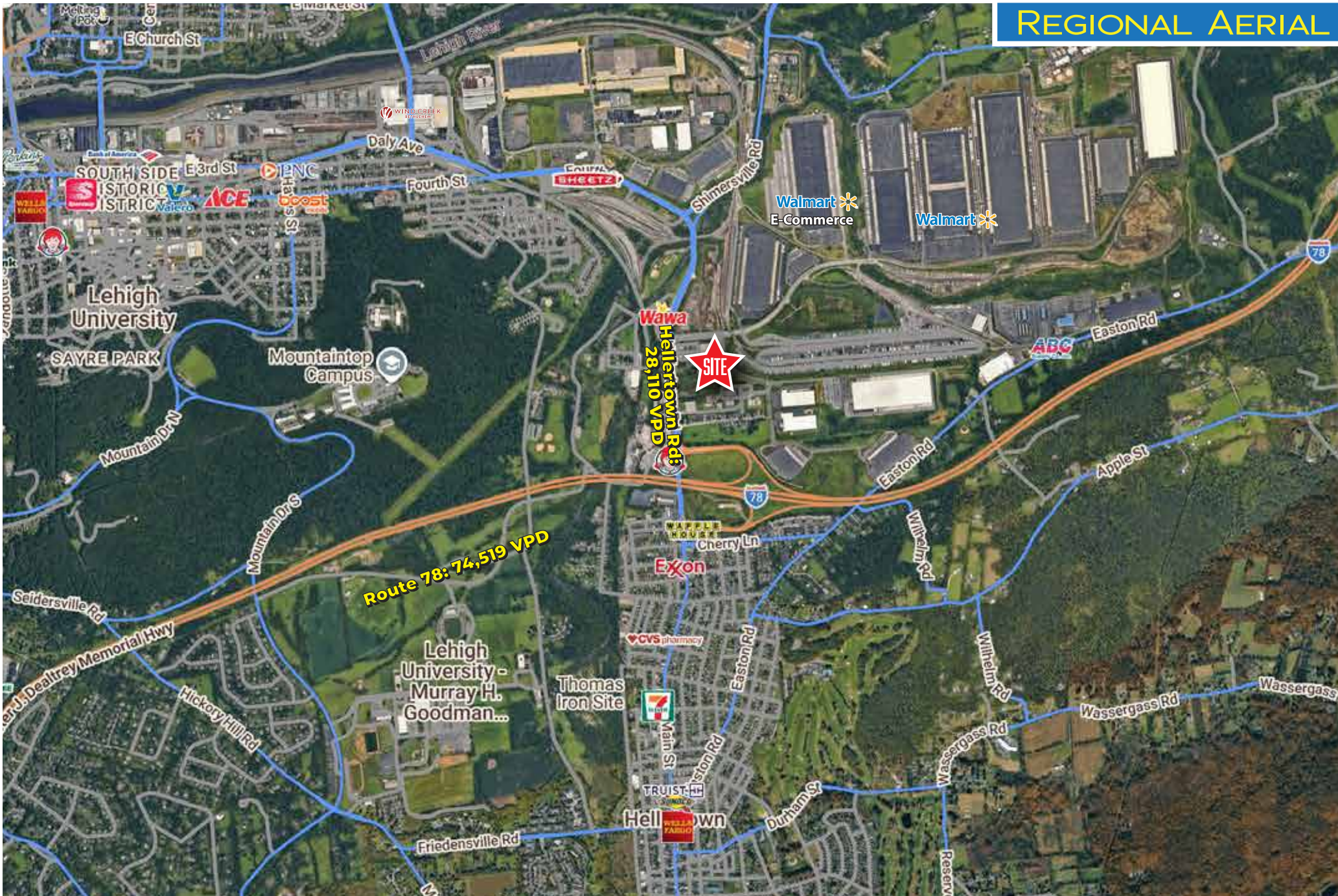
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REGIONAL AERIAL



Route 78: 74,519 VPD

Wawa
Hellerstown Rd:
28,110 VPD

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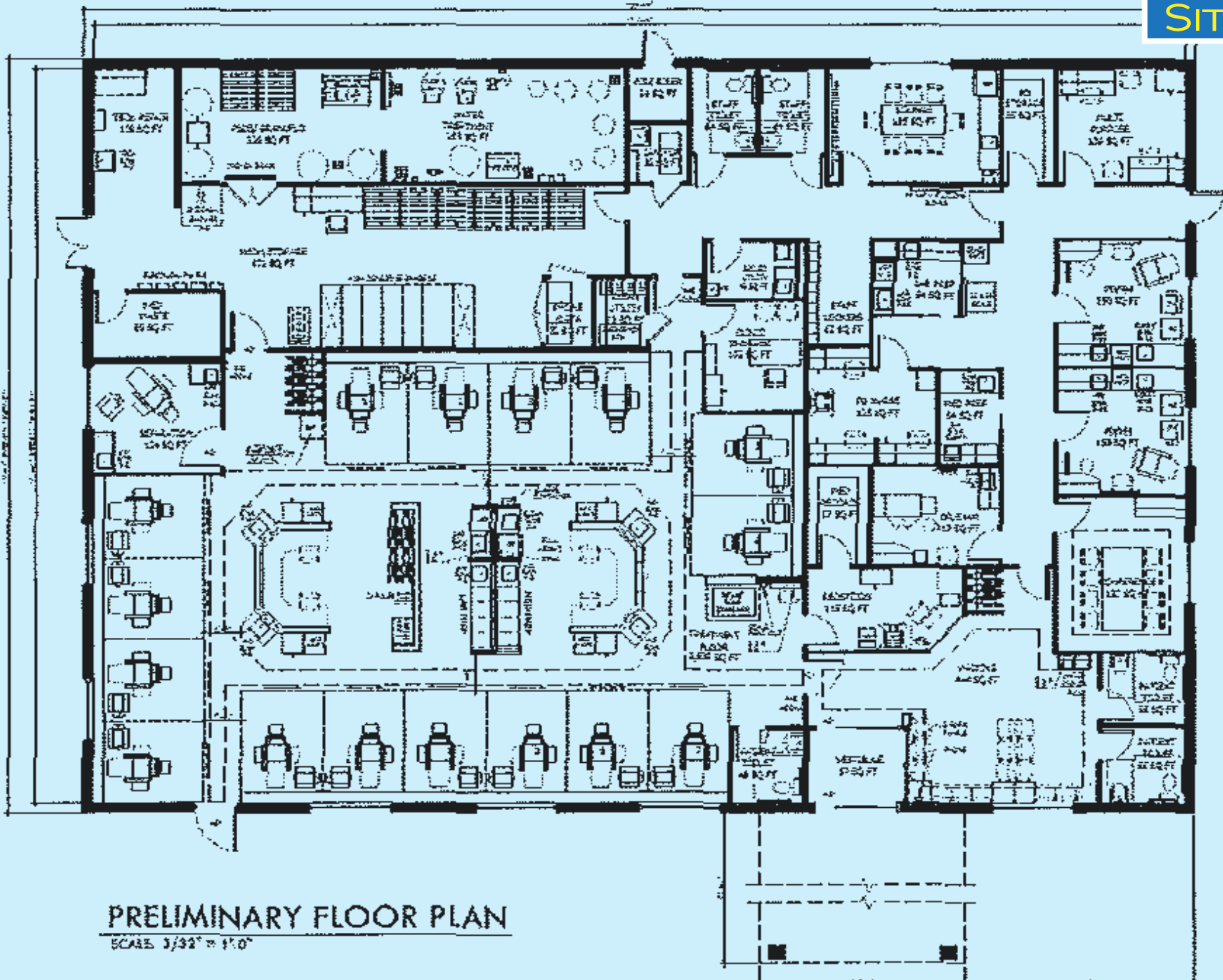
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SITE PLAN



PRELIMINARY FLOOR PLAN

SCALE 3/32" = 1'-0"



KOS IGI CONSTRUCTOR

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DEMOGRAPHICS

Population	1 Mile	2 Miles	3 Miles
Population (Est. 2025)	5,021	24,741	68,823
Projected Population (2030)	5,145	24,965	69,426
Projected Annual Growth (2025 to 2030)	0.5%	0.2%	0.2%

Households & Growth

Households (2025)	1,992	9,100	26,636
Projected HH (2030)	2,078	9,384	27,542
HH Growth with Children (2025 to 2030)	31.9%	31.7%	28.2%

Income

Average HH Income (Est. 2025)	\$94,624	\$99,029	\$107,402
Median HH Income (2025)	\$67,824	\$67,945	\$71,282

Daytime Population

Total Businesses (2025)	136	744	2,544
Number of Employees (2025)	2,930	11,029	26,704

Education

High School Graduate	31.5%	33.3%	31.8%
Some College	18.4%	16.9%	16.7%
Bachelor Degree	17.1%	15.9%	18.4%
Graduate	17.2%	15.1%	13.5%

Traffic Counts: Hellertown Road: 28,110 VPD · Route 78: 74,519 VPD

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP

