

# FOR SALE

**6500 HANOVERVILLE RD · BETHLEHEM, PA 18017**

Amazing ±14 Acre development opportunity along Airport Road and Hanoverville Road in East Allen Township in the Lehigh Valley, PA. Property is currently going through municipal approvals; Lot is flat and ready for commercial development.



**\$2,900,000**

**PROPOSED CONVENIENCE STORE / DIESEL FUEL SITE**

**±14 ACRES**

### Businesses allowed:

- Auto/Boat/Recreational Vehicle Sales
- Auto Gas Station/Service Station
- Bakery
- Bank/Savings and Loan
- Bulk/Photo Processing
- Bus Station/Terminal
- Business Machine Sales/Service
- Forestry
- Greenhouse/Nursery
- Indoor Recreation
- Membership Club
- Office
- Personal Services
- Printing
- Restaurant
- Research/Engineering/Testing Labs
- Professional Office/Services
- General Agriculture, not including animal husbandry

**Zoned:  
PC - 2  
Planned  
Commercial**

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**KELLERWILLIAMS.**  
REAL ESTATE

Each office is individually owned and operated



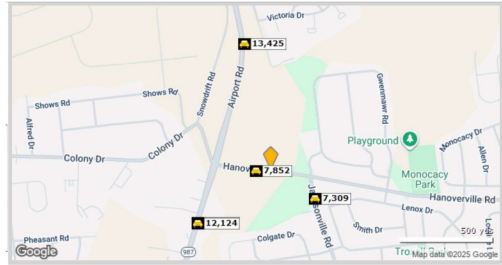
# DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Households by HH Income</b>	<b>1,421</b>	<b>10,242</b>	<b>58,907</b>
<\$25,000	165 11.61%	1,044 10.19%	7,780 13.21%
\$25,000 - \$50,000	177 12.46%	1,478 14.43%	10,414 17.68%
\$50,000 - \$75,000	178 12.53%	1,634 15.95%	10,242 17.39%
\$75,000 - \$100,000	88 6.19%	1,206 11.78%	7,314 12.42%
\$100,000 - \$125,000	232 16.33%	1,481 14.46%	7,093 12.04%
\$125,000 - \$150,000	178 12.53%	960 9.37%	5,056 8.58%
\$150,000 - \$200,000	134 9.43%	1,004 9.80%	5,441 9.24%
\$200,000+	269 18.93%	1,435 14.01%	5,567 9.45%

Households			
2029 Projection	1,467	10,563	60,611
2024 Estimate	1,422	10,240	58,908
2020 Census	1,390	10,000	58,113
Growth 2024 - 2029	3.16%	3.15%	2.89%
Growth 2020 - 2024	2.30%	2.40%	1.37%

Population			
2029 Projection	3,982	25,387	150,308
2024 Estimate	3,868	24,677	146,195
2020 Census	3,771	24,140	143,443
Growth 2024 - 2029	2.95%	2.88%	2.81%
Growth 2020 - 2024	2.57%	2.22%	1.92%

# TRAFFIC INFO



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.
1 Hanoverville Road	Airport Rd	0.13 W	2020	7,950	MPSI	.04
2 Hanoverville Rd	Airport Rd	0.13 W	2025	7,852	MPSI	.04
3 Jacksonville Rd	Hanoverville Rd	0.06 N	2016	8,905	MPSI	.16
4 Jacksonville Rd	Hanoverville Rd	0.06 N	2025	7,286	MPSI	.16
5 Jacksonville Rd	Hanoverville Rd	0.06 N	2024	7,309	MPSI	.16
6 Airport Road	Keystone Dr	0.09 N	2025	12,822	MPSI	.27
7 Airport Rd	Keystone Dr	0.09 N	2023	12,648	MPSI	.27
8 Airport Road	Adams Ln	0.03 N	2025	12,124	MPSI	.28
9 Airport Rd	Hanoverville Rd	0.39 S	2025	13,647	MPSI	.40
10 Airport Road	Hanoverville Rd	0.39 S	2020	13,425	MPSI	.40

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