



4666-4676 Route 309

Center Valley, Pennsylvania 18034

Property Overview

Two meticulously maintained office buildings available on Route 309. These attractive, professionally landscaped office buildings are situated on a highly visible stretch of Route 309, offering excellent exposure and accessibility. The buildings share a parking lot and present a unique opportunity for either investment or owner-user buyers.

The property is zoned R-3, permitting low-impact commercial uses such as professional and medical offices, as well as the conversion of buildings into multi-family residences

Offering Summary

Sale Price:	Subject To Offer
Total Building SF:	6,830 SF
Lot Size:	0.91 Acres

For More Information

Sarah Finney Miller

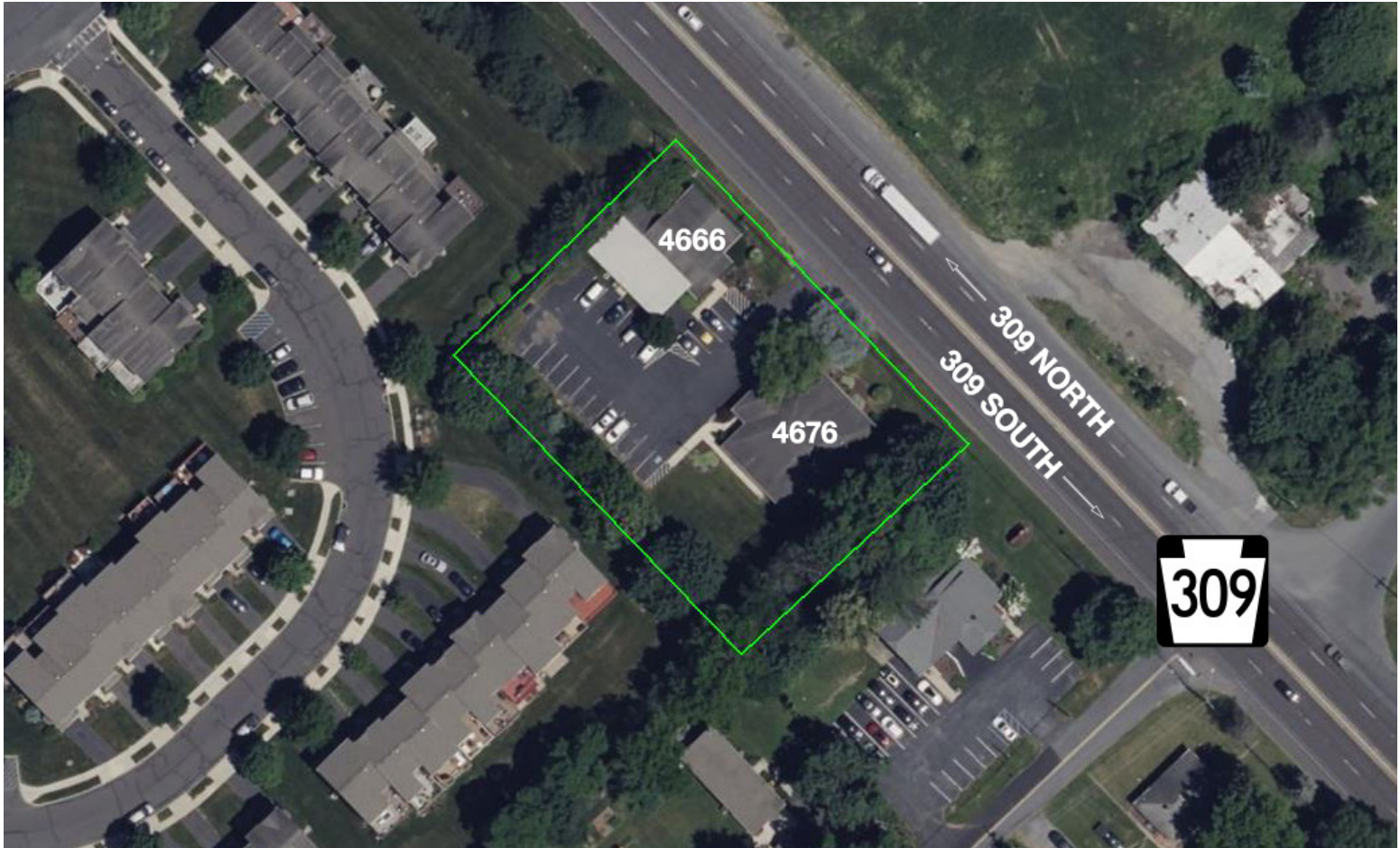
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Property Details

Lot Size	0.91 Acres
Parking	23 Surface Spaces
Municipality	Upper Saucon Township
Annual Property Taxes	\$18,837.60
Utilities	Public Water & Sewer
Zoning	R-3 District - Moderate Density Residential





4666 Building Details

Square Footage	3,324 SF
Year Built / Fully Renovated	1954 / 2004
Type of Construction	Wood Framing with Cement Stucco Finish
Roof Type	Asphalt Shingle & Rubber Roof Membrane
Heating	Electric Forced Air
Air Conditioning	2 Zone AC
Water / Sewer	Public
Basement	None, Slab
Number of Restrooms	2

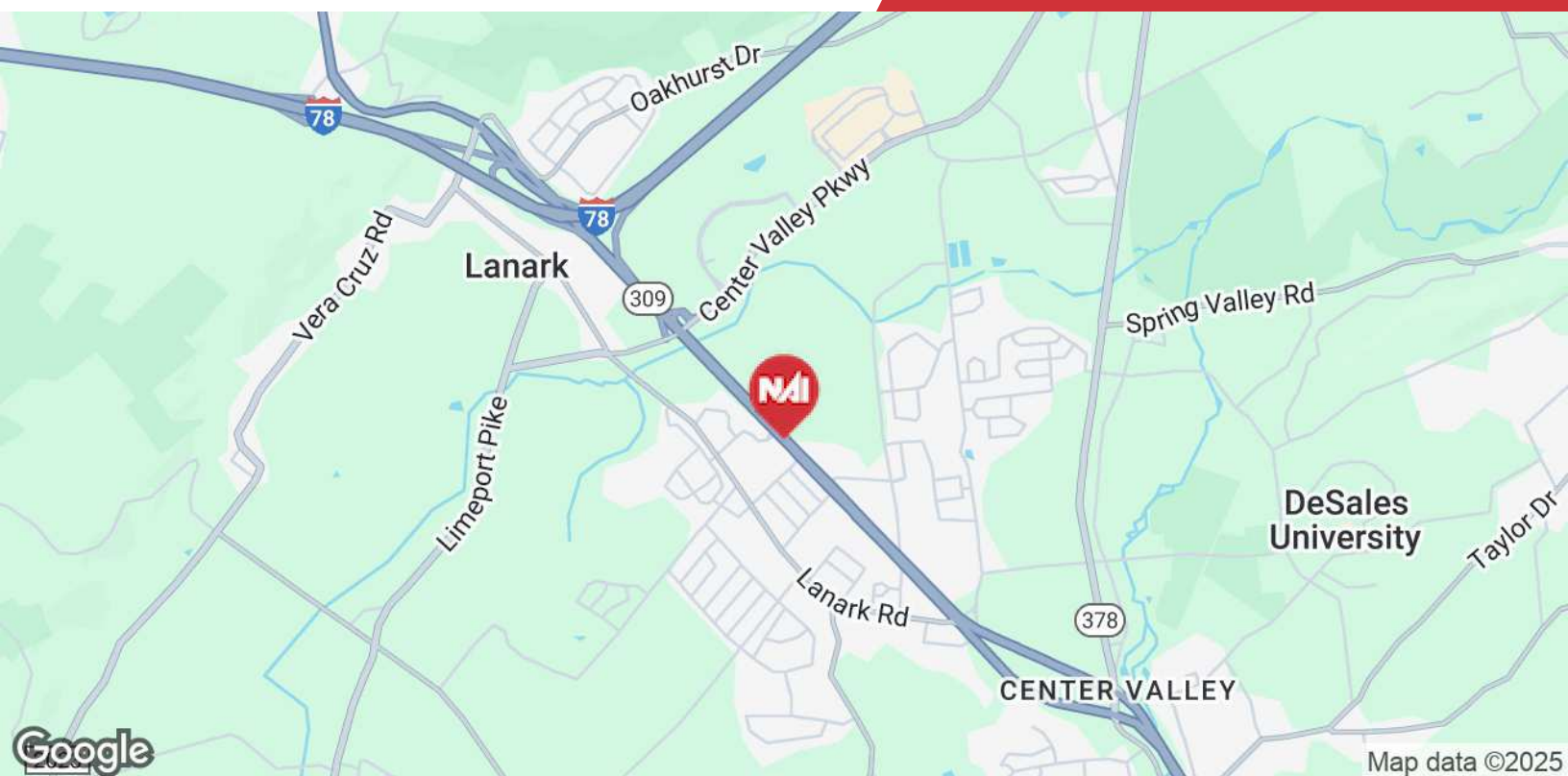
Building 4666 Rt 309 previously used by multiple subtenants, features several exam rooms and a flexible layout ideal for healthcare or professional office users.



4676 Building Details

Square Footage	3,506 SF
Year Built / Fully Renovated	1954 / 2004
Type of Construction	Wood Framing with Cement Stucco Finish
Roof Type	Asphalt Shingle
Heating	Oil Heating
Air Conditioning	2 Zone AC
Water / Sewer	Public
Basement	Unfinished, +/- 2,506 SF
Number of Restrooms	3

Building 4676 Rt 309, currently used as a medical practice was thoughtfully designed to support medical or clinical operations. It includes a welcoming reception area with patient restroom, comfortable waiting room, ample medical file storage, a variety of exam room sizes and offices, breakroom and two additional restrooms. Ideal layout for most medical and professional office uses.



Demographics

	1 Mile	5 Miles	10 Miles
Total Households	1,609	45,855	174,547
Total Population	4,449	124,406	456,473
Average HH Income	\$174,448	\$101,623	\$102,624

Location Overview

- Located on the southbound side of the divided Route 309 highway, just south of I-78 in Center Valley, PA. This highly visible and accessible location is within a 20 min drive of Allentown, Bethlehem, and Quakertown.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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