



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 multifamily residences

For Sale

Class A Office Buildings 3,324 SF + 3,506 SF



Offering Summary

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

For More Information

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For Sale Class A Office Buildings Property Overview



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 |





For Sale Class A Office Buildings Building Specifications





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.



For Sale

Class A Office Buildings Location Overview



| 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 onethird 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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