



Investment or
Redevelopment
Retail & Residential



210 E 3rd St & 211 Mechanic St

Bethlehem, PA 18015

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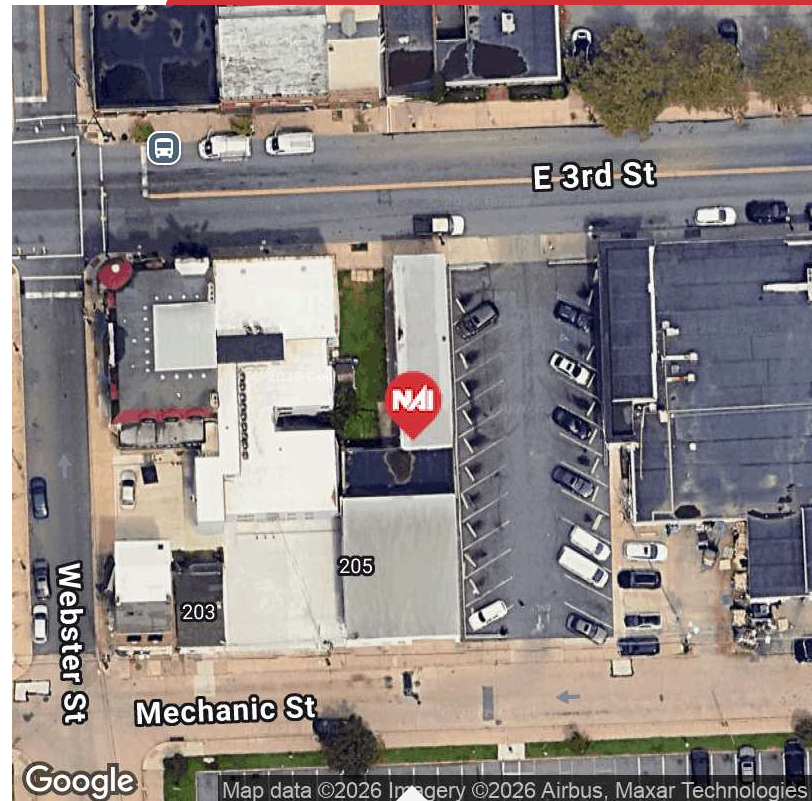
Asking Price	\$1,299,000
Property Type	First Floor Retail & Residential / Second Floor Residential
APN	P6SE1B 3 3
Total Size	5,440 SF
Lot Size	0.134 Acres
Number of Buildings	2

Situated in one of Bethlehem's most traveled commercial corridors, this redevelopment opportunity offers investors and developers the chance to capitalize on the city's continued residential, mixed-use, and commercial expansion. Currently configured with 7 units across 2 contiguous buildings with excellent potential to increase the number of units or construct new suite layouts. Parcel includes a courtyard with green space and walkways that provides direct tenant access to some of the residential units.

Located in the Southside's revitalization area, the property benefits from exceptional visibility, strong traffic counts, and immediate access to major employers, universities, entertainment destinations, and transportation corridors.

Whether repositioning the existing property or pursuing a complete redevelopment, the flexible zoning allows for a wide range of commercial and mixed-use concepts. Approved uses include: retail, education or support building to a college or university, daycare (adult or child), multifamily dwelling with first floor retail, office with first floor retail, live/work units, and other additional uses.

Contact the listing agents to discuss your proposed use.

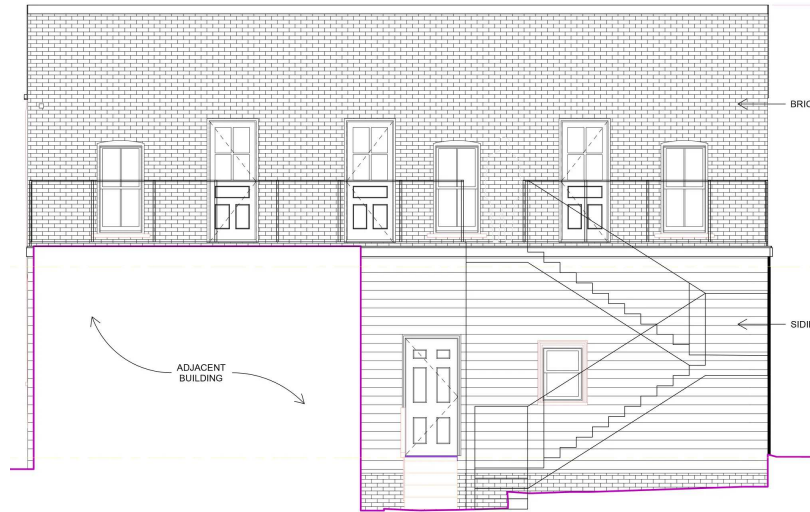


- Stabilized rents with established, long-term tenants
- Prime redevelopment site in Bethlehem's rapidly growing Southside
- Area boasts strong surrounding residential growth and ongoing private investment
- Potential for roof top access

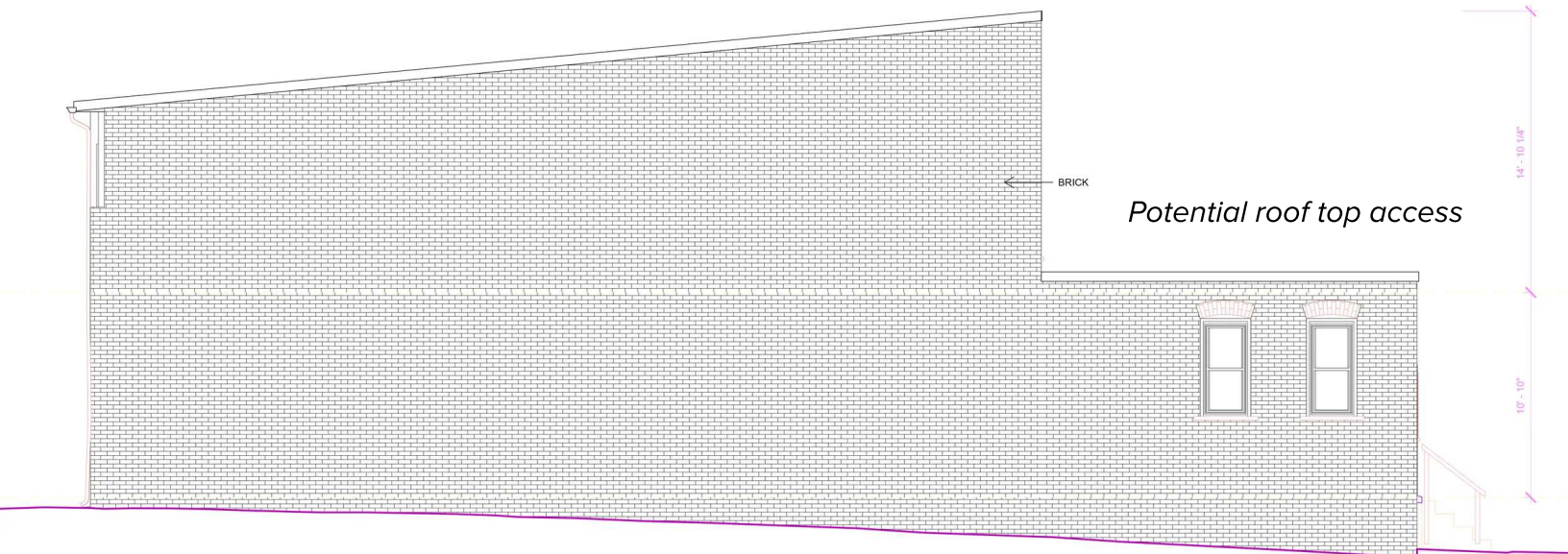




211 Mechanic St - Front View



211 Mechanic St - Back View Rendering



211 Mechanic St - Side View



Growth and Investment in Bethlehem, PA

The surrounding neighborhood has experienced significant public and private investment, with hundreds of new residential units recently completed or currently under construction. Combined with Bethlehem's thriving downtown, expanding population, and vibrant arts and entertainment scene, the area continues to attract residents, businesses, and visitors alike.



Bethlehem Location Advantages

- Walkable urban environment
- Strong renter demand
- University-driven economy
- Established entertainment district
- Ongoing public & private investment
- Regional highway accessibility

Area Demographics

	0.5 Mile	1.0 Mile
Population	7,297	28,661
Daytime Population	11,849	48m238
Median Age	23.7	30.0
Total Households	1,906	9,926
Median Home Value	\$195,588	\$241,396
Businesses	430	1,263



About NAI Summit

NAI Summit is the greater Lehigh Valley's leading 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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