

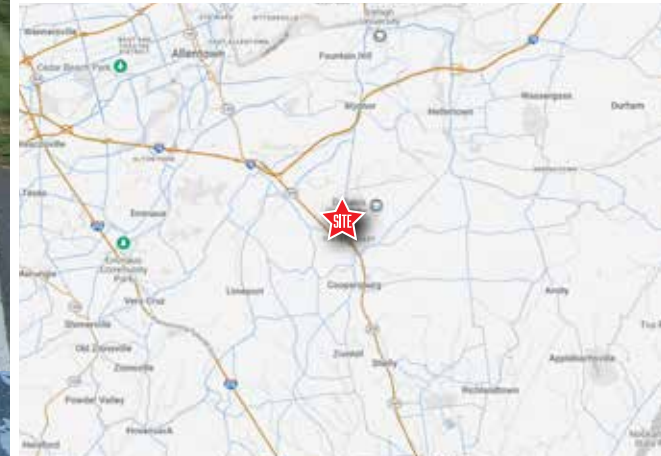
34,000SF (8/10 Acre) CORNER PROPERTY | FOR SALE OR LEASE

3519 Preston Lane | Center Valley, PA 18034 | Lehigh County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



SALE OR GROUND LEASE | 3519 Preston Lane, | Center Valley, PA 18034

34,000 SF
Parcel Size

8/10 ACRE
Parcel Size

IMMEDIATE
Availability

SALE/LEASE
Upon Request

PROPERTY INFORMATION

- Corner property at signalized intersection, Route 378 & Preston Lane
- This property adjacent to Southern Lehigh Schools Campus and near Desales University, Southern Lehigh & Saucon Valley Market
- Preston Lane: 3,286 VPD, Route. 378: 16,198 VPD, near by Route. 309; North: 18,633 VPD and South: 16,067 VPD
- Ideal for Medical Office, Daycare, Financial Services

Demographics	1 Mile	3 Miles	5 Miles
Population	4,050	21,146	83,080
Average HH Income	\$215,114	\$197,975	\$131,009
Total Businesses	93	668	2,219
Number of Employees	873	10,233	23,487

*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION PLEASE CONTACT: **JAMES M. SMITH** 484-239-8777 CELL
610-941-4034 x144 JSMITH@LPRE.COM



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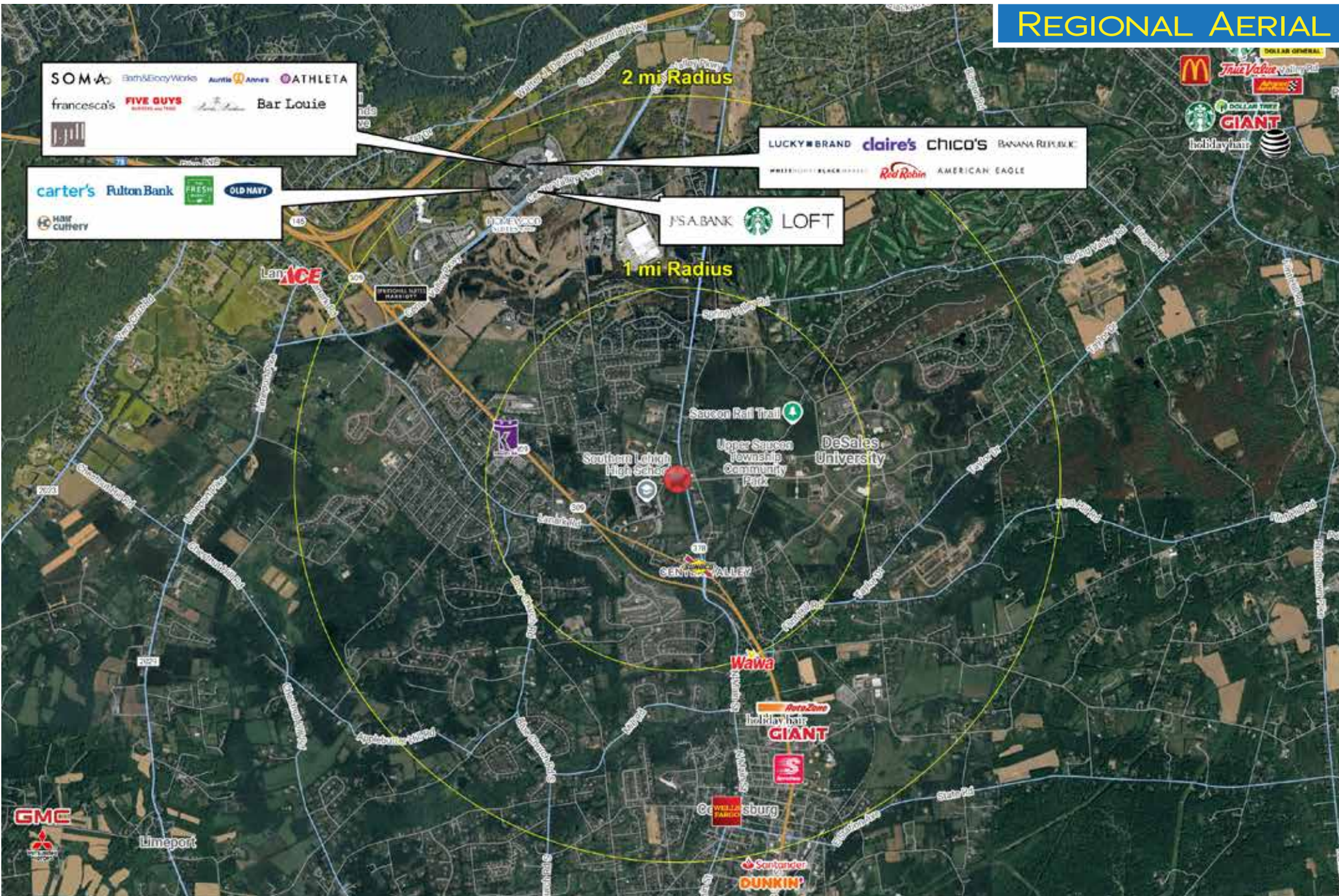
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REGIONAL AERIAL



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 its 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.

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SITE PLAN



**Near by Rt. 309:
34,700 VPD**



Rt. 378: 16,198 VPD

Preston Ln.: 3,286 VPD

**COPPERHEAD
GRILLE**

**UNITED STATES
POST OFFICE**

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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	4,050	21,146	83,080
Projected Population (2029)	4,265	21,942	84,773
Projected Annual Growth (2024 to 2029)	1.1%	0.8%	0.4%

Households & Growth

Households	1,364	7,487	30,668
Projected HH (2029)	1,437	7,788	31,393
HH Growth with Children (2024 to 2029)	34.3%	28.8%	28.2%

Income

Average HH Income (Est. 2024)	\$215,114	\$197,975	\$131,009
Median HH Income (2024)	\$146,132	\$126,178	\$92,723

Daytime Population

Total Businesses (2024)	93	668	2,219
Number of Employees (2024)	873	10,233	23,487

Education

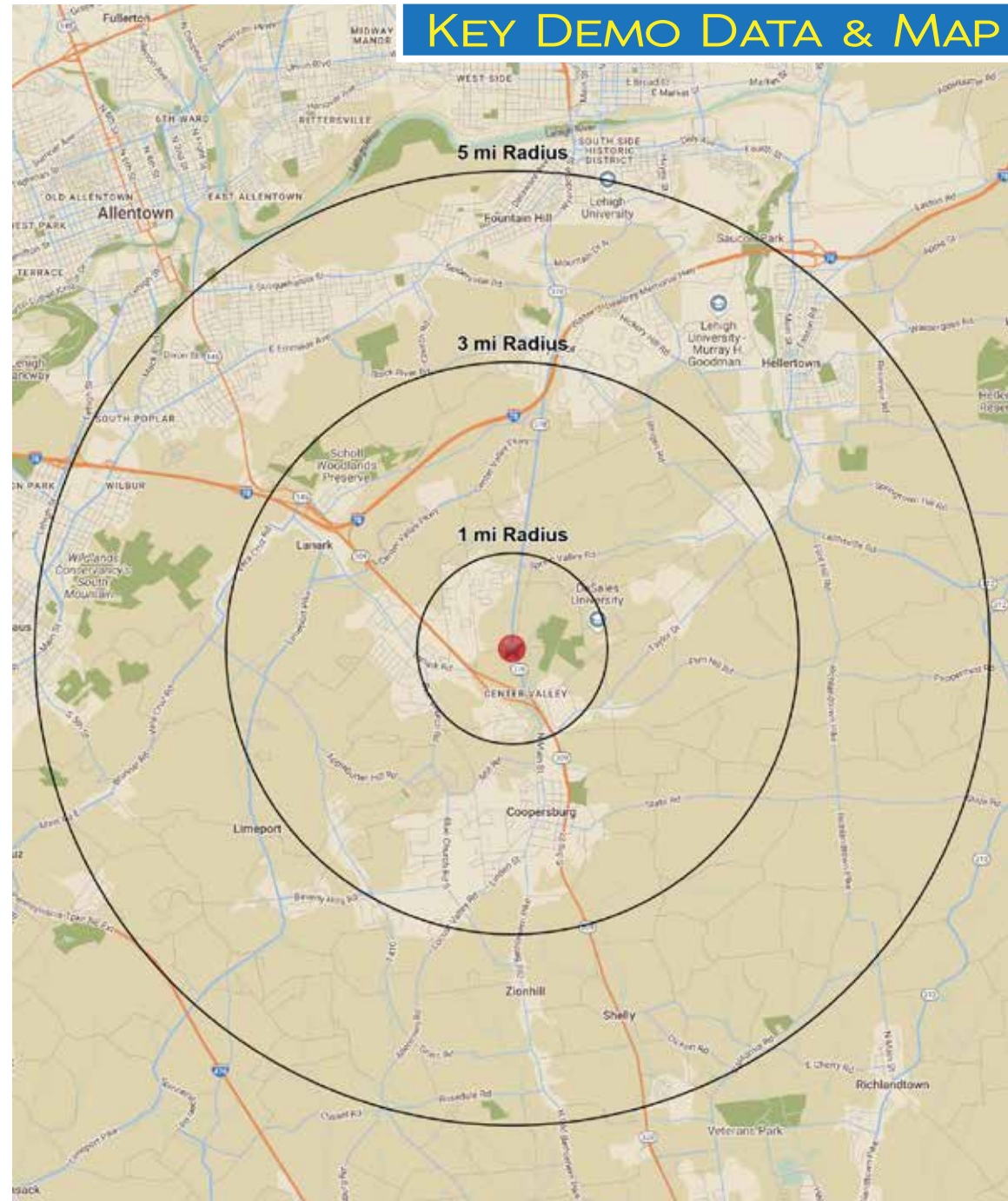
High School Graduate	16.1%	25.9%	32.6%
Some College	15.1%	13.5%	16.3%
Bachelor Degree	26.0%	24.8%	19.3%
Graduate	30.1%	23.2%	14.7%

Traffic Counts:

Preston Ln.: 3,286 VPD · Rt. 378: 16,198 VPD
Near by Rt. 309: 34,700 VPD

.Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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SITE PHOTOS