

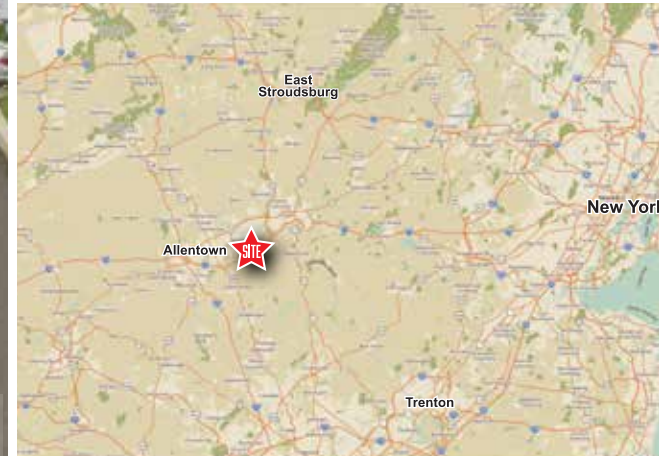
# 8,066sf FORMER FRESENIUS MEDICAL CENTER | SUB LEASE

1005 Harvard Ave.| Bethlehem PA 18015 | Northampton County

**LEGEND**

**PROPERTIES INC.**

**COMMERCIAL REAL ESTATE**



**8,066 SF**  
**Ground Floor**

**2.91 ACRE**  
**Parcel Size**

**IMMEDIATE**  
**Availability**

## PROPERTY INFORMATION

- Freestanding building with good parking
- Zoned H-1
- Excellent regional location
- Densely populated area
- Nearby access to I-78 and downtown Bethlehem
- Ideal location for Medical, Dental, or office uses

Tenant is responsible for verifying zoning of permitted uses.

| Demographics        | 1 Mile                                              | 3 Miles  | 5 Miles   |
|---------------------|-----------------------------------------------------|----------|-----------|
| Population          | 5,021                                               | 24,741   | 68,823    |
| Average HH Income   | \$94,624                                            | \$99,029 | \$107,402 |
| Total Businesses    | 136                                                 | 744      | 2,544     |
| Number of Employees | 2,930                                               | 11,029   | 26,704    |
| Traffic Counts      | Hellertown Road: 28,110 VPD<br>Route 78: 74,519 VPD |          |           |

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203 JAMES M. SMITH 610-941-4034 x144  
PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL JSMITH@LPRE.COM 484-239-8777 CELL



LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | 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 it's 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. 081926

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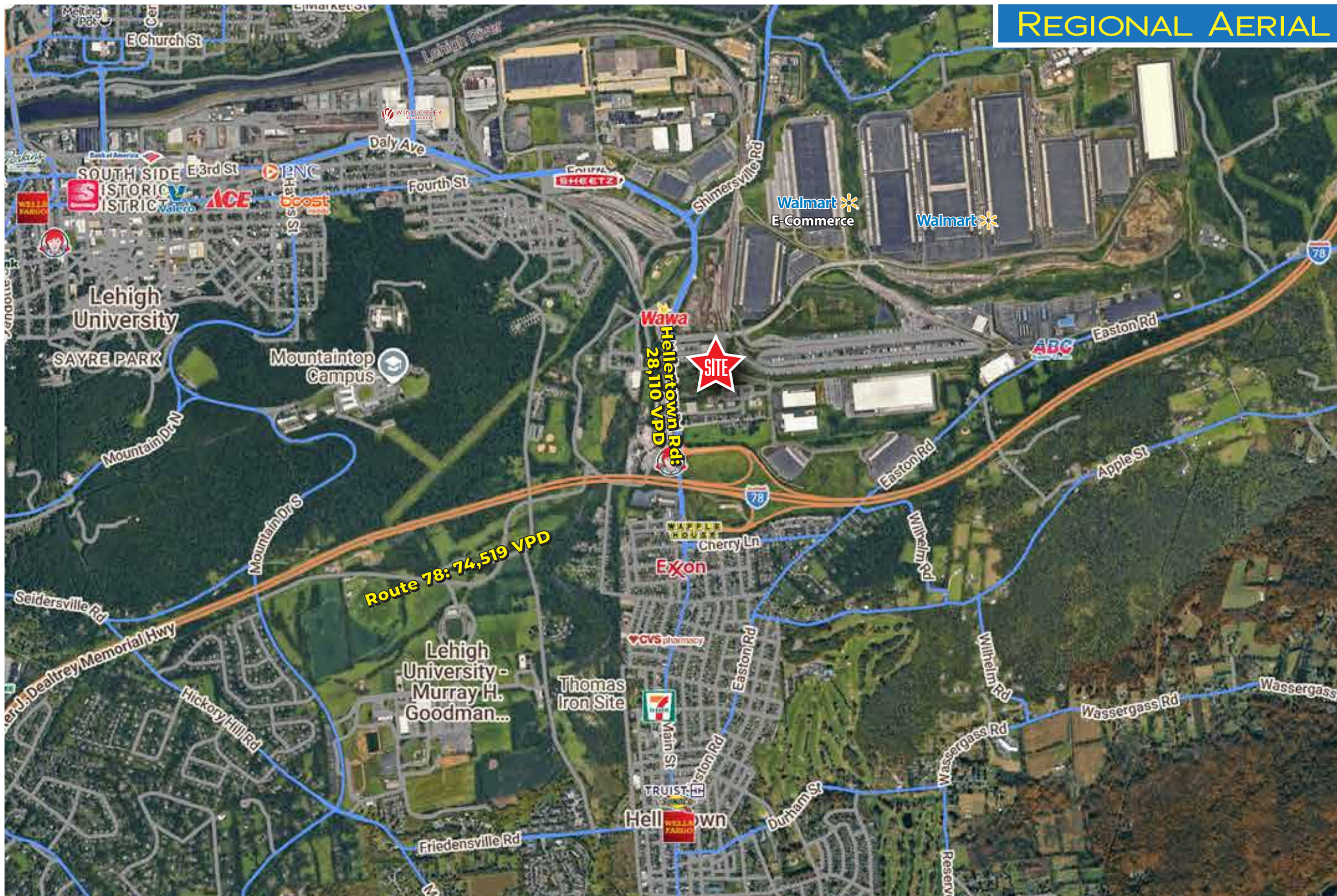
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## REGIONAL AERIAL



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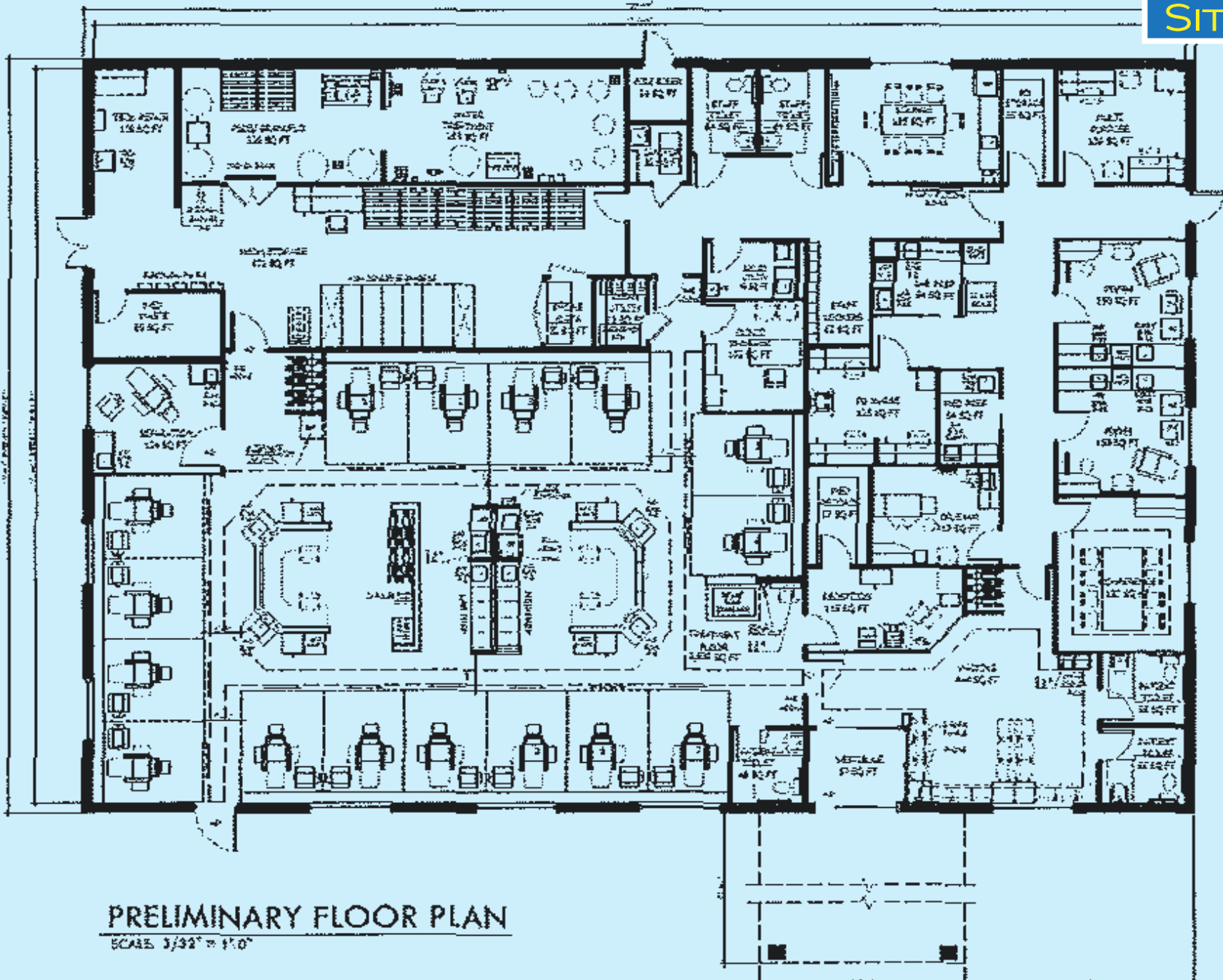
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SITE PLAN



8,066sf FORMER FRESENIUS MEDICAL CENTER | SUB LEASE

1005 Harvard Ave.| Bethlehem PA 18015 | Northampton County



DEMOGRAPHICS

| Population                             | 1 Mile | 2 Miles | 3 Miles |
|----------------------------------------|--------|---------|---------|
| Population (Est. 2025)                 | 5,021  | 24,741  | 68,823  |
| Projected Population (2030)            | 5,145  | 24,965  | 69,426  |
| Projected Annual Growth (2025 to 2030) | 0.5%   | 0.2%    | 0.2%    |

Households & Growth

|                                        |       |       |        |
|----------------------------------------|-------|-------|--------|
| Households (2025)                      | 1,992 | 9,100 | 26,636 |
| Projected HH (2030)                    | 2,078 | 9,384 | 27,542 |
| HH Growth with Children (2025 to 2030) | 31.9% | 31.7% | 28.2%  |

Income

|                               |          |          |           |
|-------------------------------|----------|----------|-----------|
| Average HH Income (Est. 2025) | \$94,624 | \$99,029 | \$107,402 |
| Median HH Income (2025)       | \$67,824 | \$67,945 | \$71,282  |

Daytime Population

|                            |       |        |        |
|----------------------------|-------|--------|--------|
| Total Businesses (2025)    | 136   | 744    | 2,544  |
| Number of Employees (2025) | 2,930 | 11,029 | 26,704 |

Education

|                      |       |       |       |
|----------------------|-------|-------|-------|
| High School Graduate | 31.5% | 33.3% | 31.8% |
| Some College         | 18.4% | 16.9% | 16.7% |
| Bachelor Degree      | 17.1% | 15.9% | 18.4% |
| Graduate             | 17.2% | 15.1% | 13.5% |

Traffic Counts:

Hellertown Road: 28,110 VPD • Route 78: 74,519 VPD

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP

