

Executive Summary



AVAILABLE SF:	1,510 SF
LEASE RATE:	\$16.00 SF/Yr (NNN)
BUILDING SIZE:	14,894 SF
BUILDING CLASS:	A
YEAR BUILT:	2010
ZONING:	Highway Commercial

PROPERTY OVERVIEW

Class A property with approximately 1,510 SF available for lease. This building is located within minutes of Lehigh Valley Health Network, St. Luke's Hospital and many medical offices. The property offers close proximity to many retail establishments, motels, restaurants, office buildings, colleges and recreational activities. Easy Access to Routes 22 and 309, Interstate 78 and PA Turnpike.

PROPERTY FEATURES

- 1510 sf office space for lease
- Class A office set on busy Hamilton Boulevard
- Join current tenants Boas Surgical, St. Luke's and more
- Minutes from Lehigh Valley Health Network and St. Luke's Hospital
- Ample parking, handicapped accessible and high traffic count
- Tenant pays a percentage of the utilities

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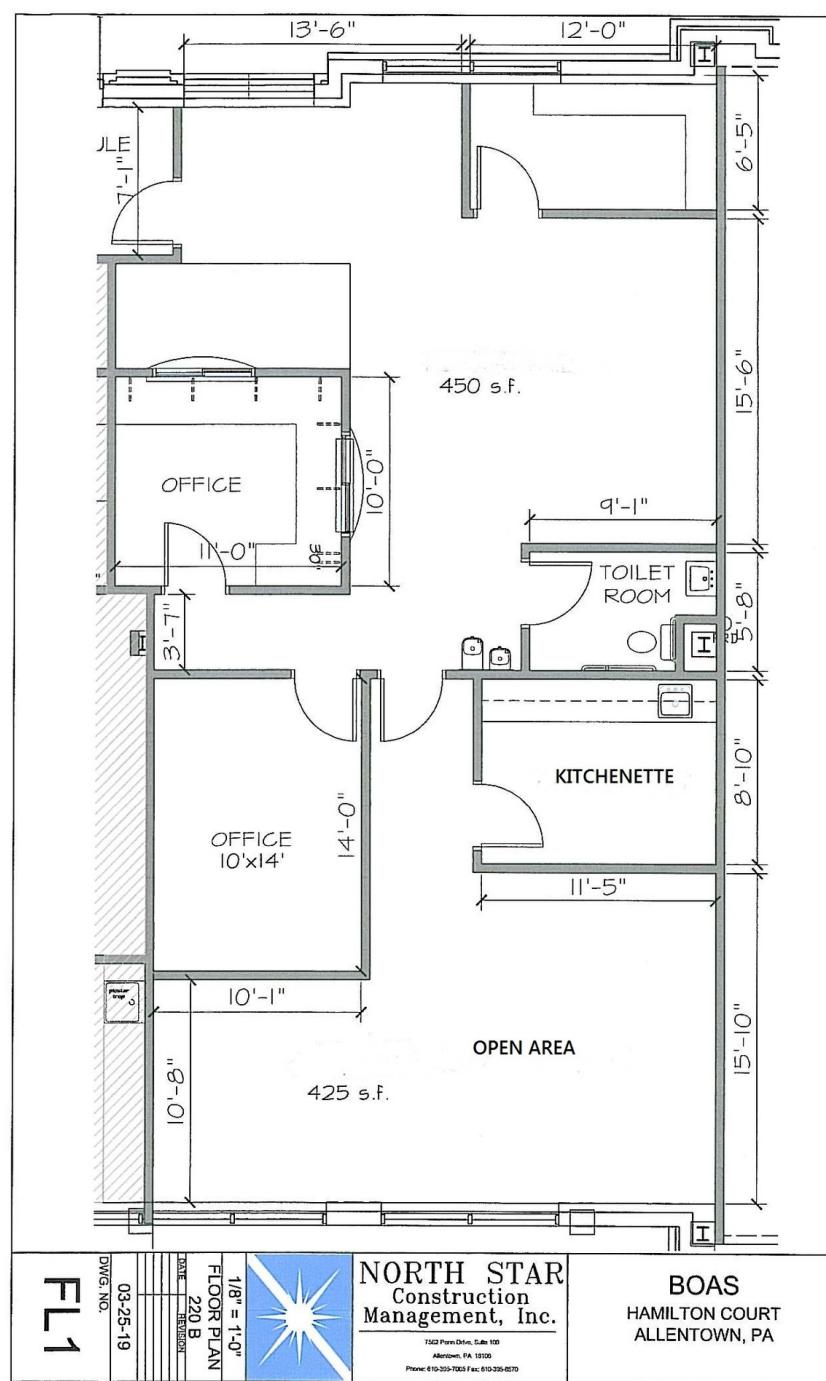
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1500 sf floor plan



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Additional Photos



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Location Maps

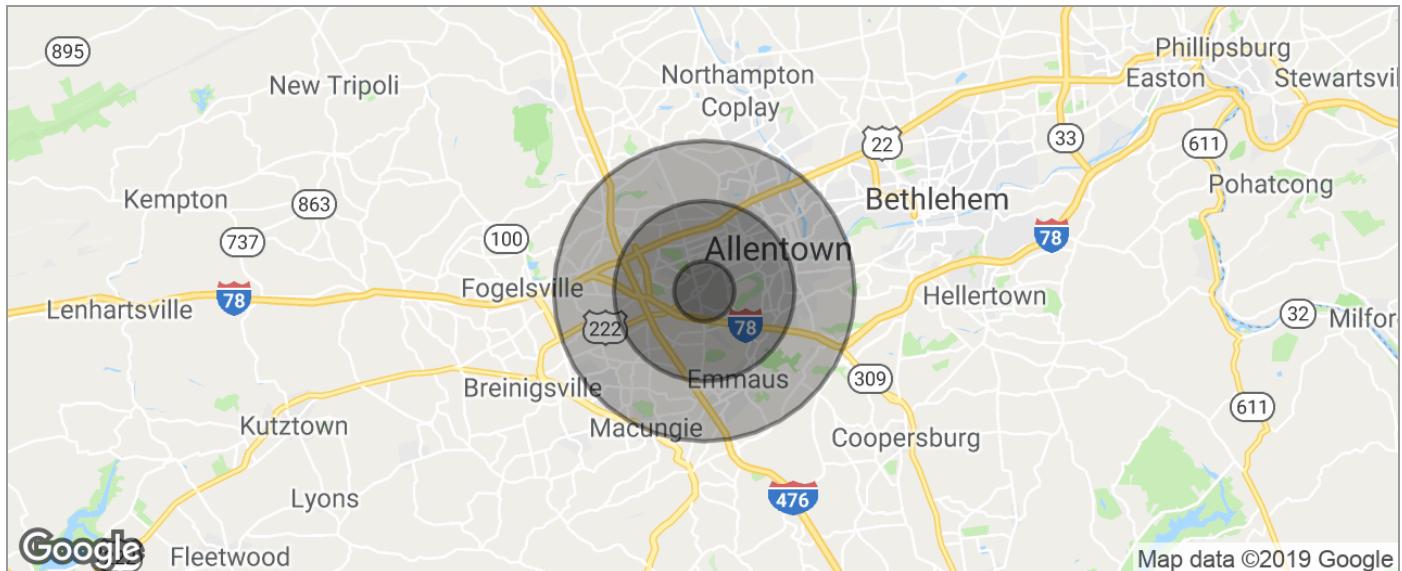


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,457	85,419	233,071
MEDIAN AGE	49.0	40.0	37.0
MEDIAN AGE (MALE)	48.3	38.3	35.5
MEDIAN AGE (FEMALE)	50.8	41.6	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,646	33,954	89,303
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$82,839	\$69,614	\$63,875
AVERAGE HOUSE VALUE	\$253,543	\$247,624	\$236,847
RACE	1 MILE	3 MILES	5 MILES
% WHITE	89.9%	80.2%	74.2%
% BLACK	4.6%	5.3%	8.1%
% ASIAN	2.6%	2.9%	3.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.4%	0.3%
% OTHER	1.8%	8.4%	11.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.6%	21.0%	24.8%

* Demographic data derived from 2010 US Census

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