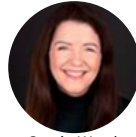


Land / Buildings... For Sale

Commercial Site

3630 Mechanicsville Road, 2958, 2974,
2946 Macarthur Road Whitehall PA 18052



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OFFERING SUMMARY

SALE PRICE:	\$4,390,000
CAR VOLUME:	34,000
VICTORIAN STRUCTURE:	2,362 SF
OFFICE / SHOWROOM:	10,165 SF
WAREHOUSE:	11,840 SF / 22ft. Ceiling Ht.
3 GARAGES:	Various Sizes
6 UNIT APARTMENT BUILDING:	Fully Rented
LOT SIZE: 4 Parcels totaling:	4.241 acres
TOTAL TAXES:	\$48,408.87

PROPERTY OVERVIEW

4 contiguous parcels totaling 4.241 acres, with HOP authorized access to Macarthur Rd and Mechanicsville Rd, next to a signalized intersection. Prime location for redevelopment or re-purpose of existing structures, which consist of a store/showroom with attached home, repair shop with drive-in doors, and steel canopy; an 11,840 sq ft steel warehouse with 22 ft. ceiling height, clear span, concrete floor, heating system, and two 14 ft. drive-in doors; a fully leased and updated, income producing 6-unit apartment building; a partially renovated Victorian building; an extensive outdoor covered storage structure; and several garages, workshops and small office building. Possible uses: Franchise restaurant, IT manufacturing and campus, Retail center, Day-care facility, Auto service, Bank /financial

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WAREHOUSE: 11,850 SF / 22 ft. Ceiling Ht. / Two 14 ft. drive-in doors



Land / Buildings... For Sale

Commercial Site

3630MechanicsvilleRoad,2958, 2974, 2946 Macarthur Road Whitehall PA 18052

OTHER BUILDINGS



Above: Victorian Building

Below: Residential Multi Unit (Income Producing)



Garages and work shop



Garages and work shop



Work shop



Garage / Work shop



Residential
home
and Business
office

Land / Buildings... For Sale

Commercial Site

3630 Mechanicsville Road, 2958, 2974, 2946 Macarthur Road Whitehall PA 18052



MARKET COMPARISON

PROPERTY ADDRESS DATE	5573-5621	ACRES	PRICE
Hamilton Blvd. Allentown 2020	2.35 2.048 1.82 (plus		\$1,525,000
1890 Airport Rd. Allentown 2021	Building) 2.36 1.51		\$1,900,000
3015 Lehigh St . Allentown 2023			\$2,650,000
6216 - 6240 Hamilton Blvd. Allentown 2022			\$3,000,000
4316 Hamilton Blvd. Allentown 2021			\$1,601,277

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,938	75,889	281,663
Median Age	46.20	39.66	36.20
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,394	30,079	78,433
Average HH income	\$75.815	\$65.358	\$55,804