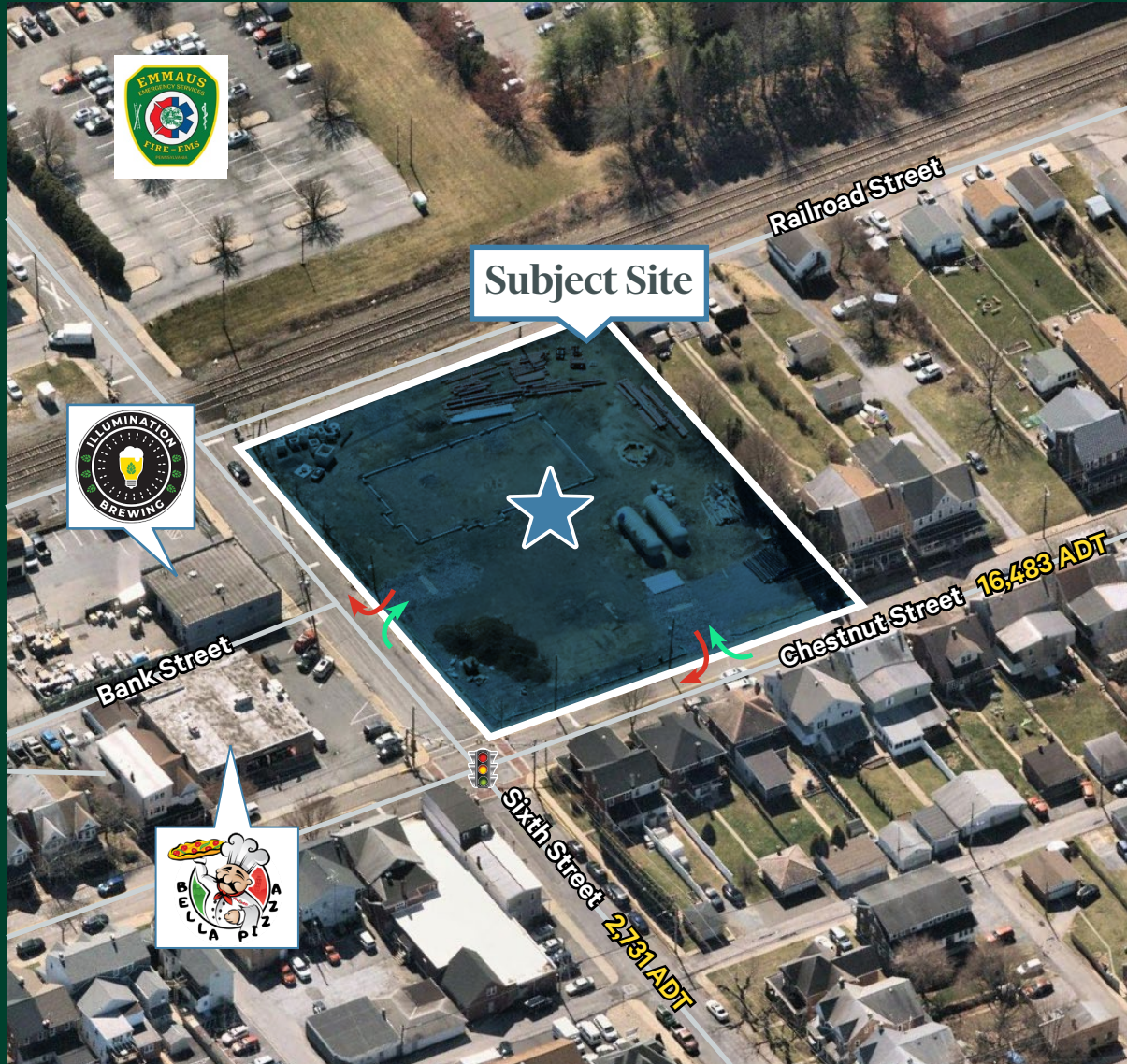


# ± 1.22 AC Land for Sale

602 Chestnut Street  
Emmaus, PA 18049  
Lehigh County



## Property Information

- + ±1.22 Acres for Sale
- + Excellent Access and Visibility on the Corner of 6th & Chestnut St at Lighted Intersection
- + Traffic Count of Roughly 16,000 Cars Per Day

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,426	34,621	144,807
Average Household Income	\$98,715	\$114,891	\$106,080
Median Household Income	\$77,199	\$81,203	\$70,060
Daytime Population	7,920	52,399	160,413

## Contact Us

### Jim Creed

Senior Vice President  
+1 484 567 2801  
james.creed@cbre.com  
Licensed: DE, PA  
Licensed Salesperson: NJ

### Chris Giovanisci

Senior Associate  
+1 818 437 0848  
christopher.giovanisci@cbre.com  
Licensed Salesperson: PA

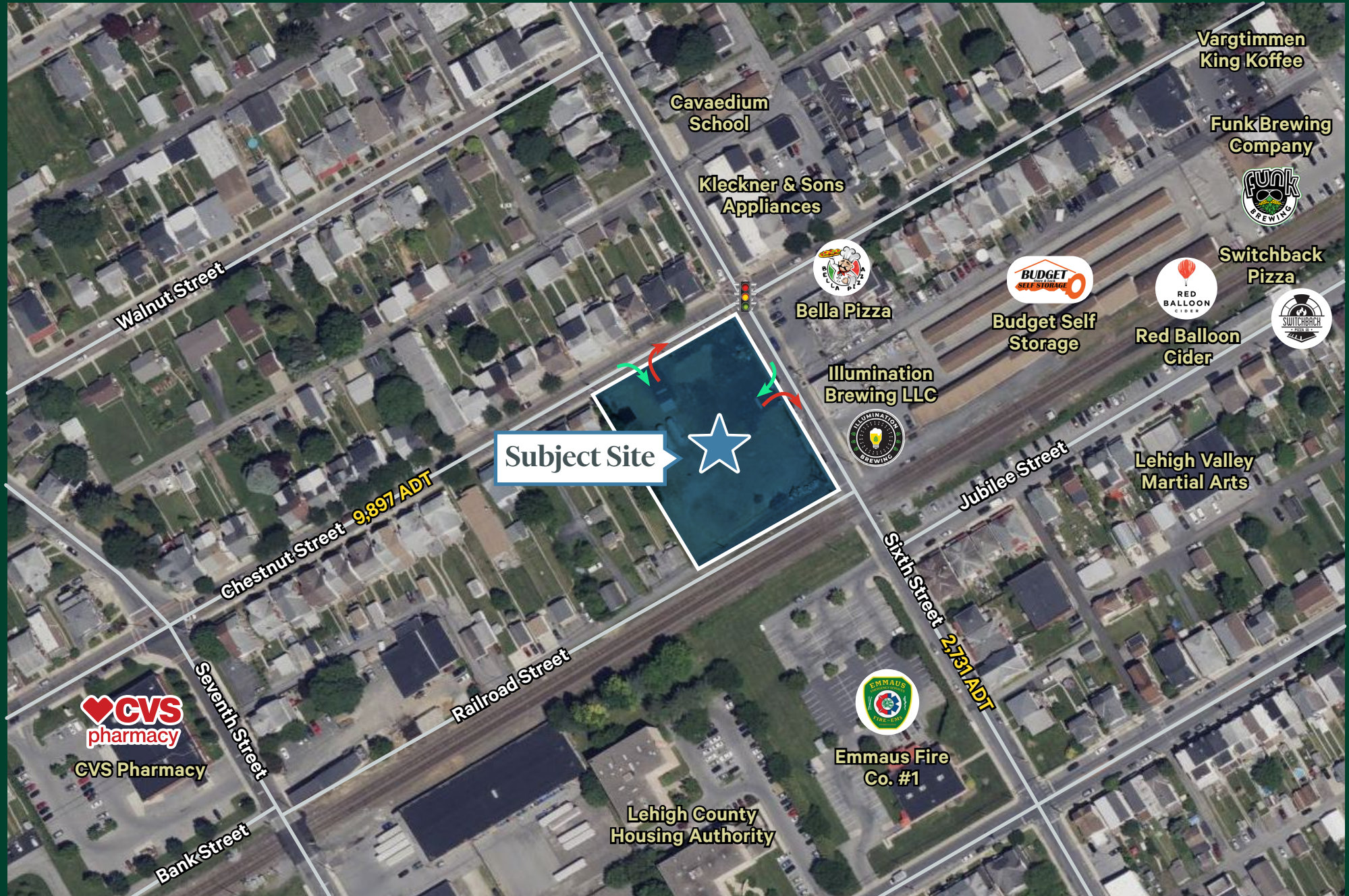
### CBRE, Inc.

555 E. Lancaster Ave., Suite 120  
Radnor, PA 19087  
T +1 610 834 8000  
F +1 610 834 1793  
Licensed Real Estate Broker



±1.22 AC Land for Sale  
602 Chestnut St | Emmaus, PA

For Sale





±1.22 AC Land for Sale  
602 Chestnut St | Emmaus, PA

For Sale



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.