

LEASE

1,980 SF Building for Lease

2160 GOLDEN KEY RD

Kutztown, PA 19530

PRESENTED BY:

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PA #RS336831



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

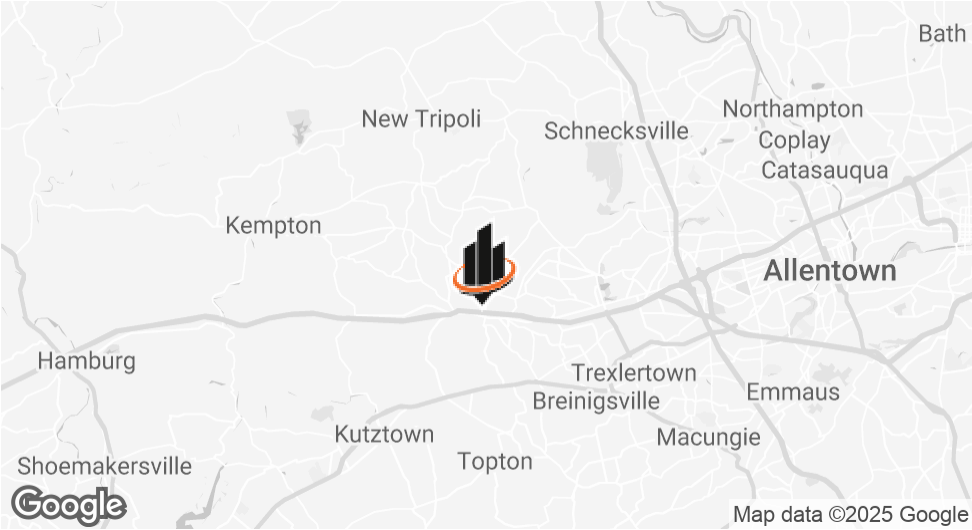
- High-visibility location off I-78 (41,000 VPD)
- Strong traffic on Golden Key (4,500 VPD)
- Building is a former gas station that needs 100% buildout
- Landlord will consider Tenant Improvement funding
- Well water and septic (shared with Super 8); painted exterior and new roof 2021

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,980 SF
LOT SIZE:	0.94 Acres

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PROPERTY DESCRIPTION

Free-standing 1,980 SF building on land lease that runs until February 2062 -- land shared by Super 8 and Dunkin'. This highly visible, former 3-bay gas station is ideal for renovation for office use, retail or other commercial use. Tanks, pumps, and islands have been removed. Lease terms include rent abatement with tenant making renovations (with owner approval). Taxes are estimated at \$1.41/SF. Roof replaced summer 2021. Septic, well water, and electric utilities. Septic and water shared with motel; electric meter needs to be installed.

By-right uses include day care, medical/dental/vet clinic, office use, personal services, restaurant (with restrictions), and retail store.

LOCATION DESCRIPTION

The property is situated on Golden Key Rd (Rt 863) between I-78 and Old US 22 in Lehigh County. The town of New Smithville is 1 mile west, Allentown is 15 miles east, Reading is 27 miles southwest, and Lehigh Valley International Airport is 16 miles east. Within minutes of the property is a truck stop, several commercial businesses, restaurants, retail, schools, churches and residences.

ADDITIONAL PHOTOS



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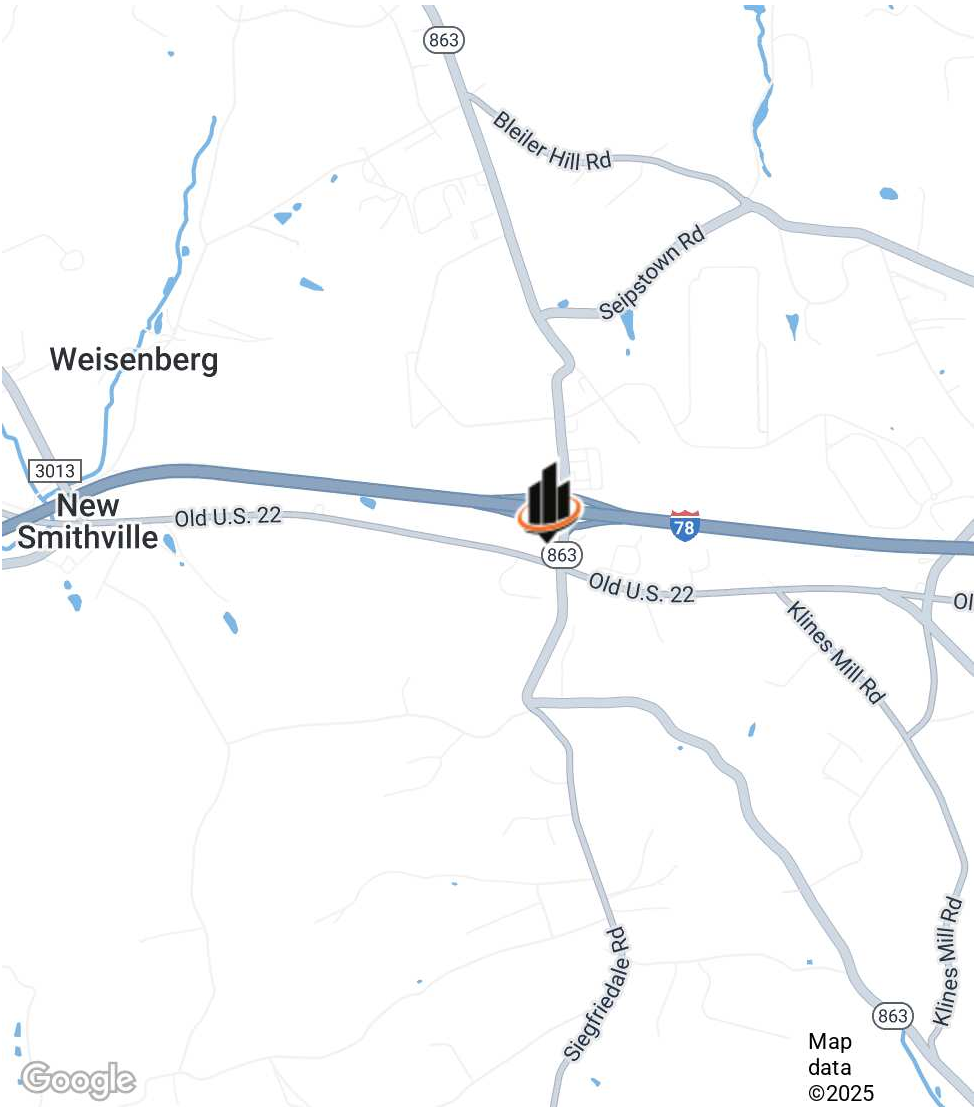
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SVN | IMPERIAL REALTY

3

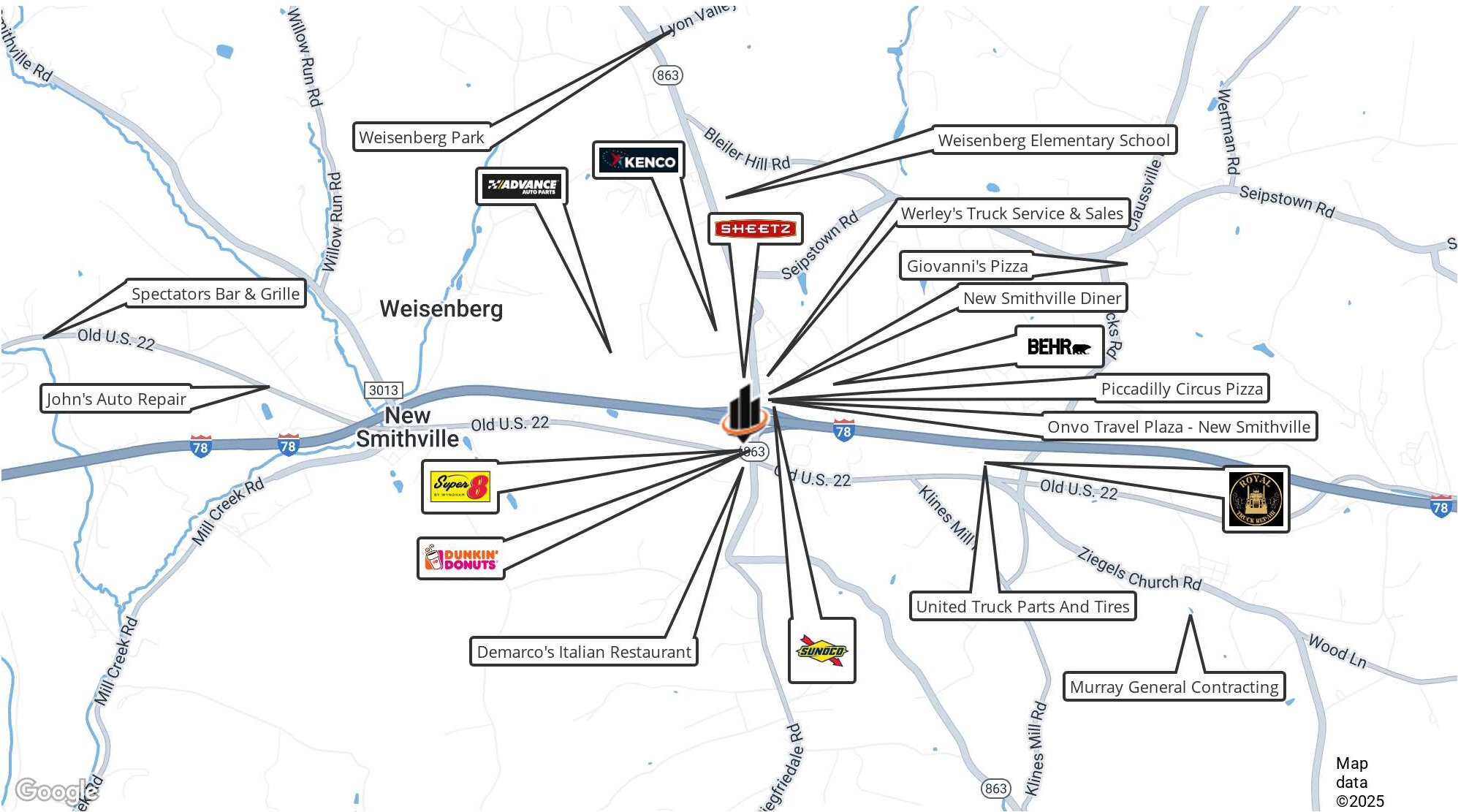
LOCATION MAP



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RETAILER MAP



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AREA ANALYTICS

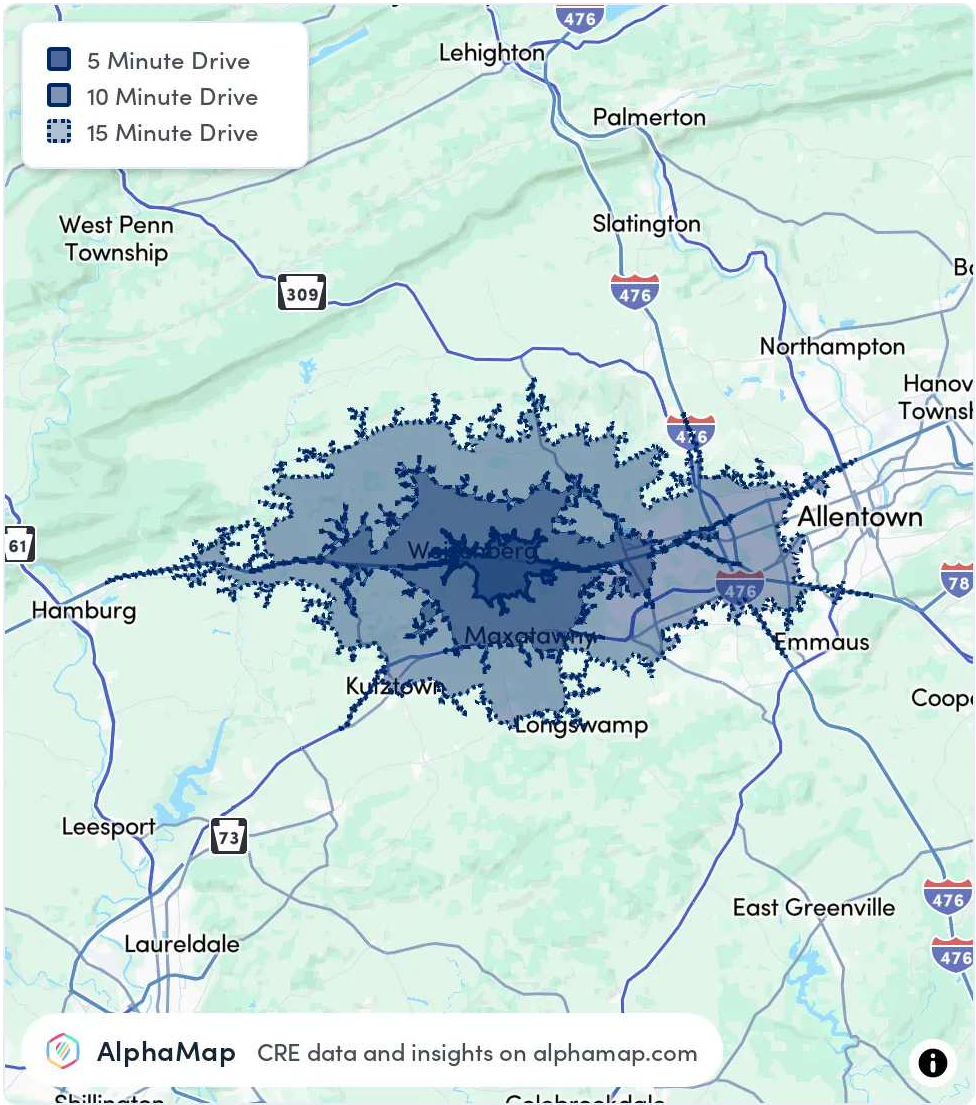
POPULATION 5 MINUTES 10 MINUTES 15 MINUTES

TOTAL POPULATION	2,177	16,083	116,904
AVERAGE AGE	45	42	42
AVERAGE AGE (MALE)	43	42	41
AVERAGE AGE (FEMALE)	46	43	43

HOUSEHOLD & INCOME 5 MINUTES 10 MINUTES 15 MINUTES

TOTAL HOUSEHOLDS	835	5,922	43,220
PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$141,909	\$148,715	\$125,509
AVERAGE HOUSE VALUE	\$471,818	\$449,732	\$372,055
PER CAPITA INCOME	\$54,580	\$55,079	\$46,484

Map and demographics data derived from AlphaMap



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ZONING - LI: LIGHT INDUSTRIAL

PERMITTED USES (SEE NEXT SECTION)

- Agriculture
- Automotive and Machinery Repair
- Bank
- Car Wash
- Day Care Center
- Financial Institution
- Funeral Home
- General service or repair shop (e.g. watch, radio, appliances)
- Hospital
- Hotel or Motel
- Medical or Dental Clinic
- Methadone Treatment Facility
- Nursery
- Office
- Printing
- Retail Store
- Restaurant, excluding drive-in facilities
- Tavern
- Veterinary or Animal Hospital

USES PROHIBITED PER LANDOWNER'S LEASE AGREEMENT WITH DUNKIN' (* DENOTES ORIGINALLY A PERMITTED USE)

- Flea Market
- Pool hall, bingo parlor, arcade, pinball or computer game room
- Massage Parlor
- *Funeral Home
- Marijuana Dispensary or Illicit Drug "Head Shop"
- Adult Book/Video Store
- Gentleman's Club
- Off-track Betting or Gambling/Gaming Establishment
- *Gas Station, Car Wash, or Auto Repair
- Automotive, Motorcycles, Trailer or Mobile Home Sales - New or Used
- Skating Rink, Banquet Hall, Auditorium or Place of Public Assembly
- Theater
- E-cig or Vape Store
- Pawn Shop
- Dance Club
- Bowling Alley

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