



2330 Schoenersville Road

Bethlehem, Pennsylvania 18017

Property Overview

- Four (4) Months Free Rent Offered on this second-floor office space
- Plenty of natural light, professionally managed building
- Located on major commercial corridor across from Westgate Mall
- Close proximity to Lehigh Valley Hospital-Muhlenberg
- On-site parking for employees and visitors
- Elevator served

Offering Summary

Lease Rate:	\$17.00 SF/yr (Tenant pays \$1.75 SF/yr for utilities)
Building Size:	18,525 SF
Available SF:	5,279 SF
Lot Size:	1.79 Acres

[VIDEO](#)

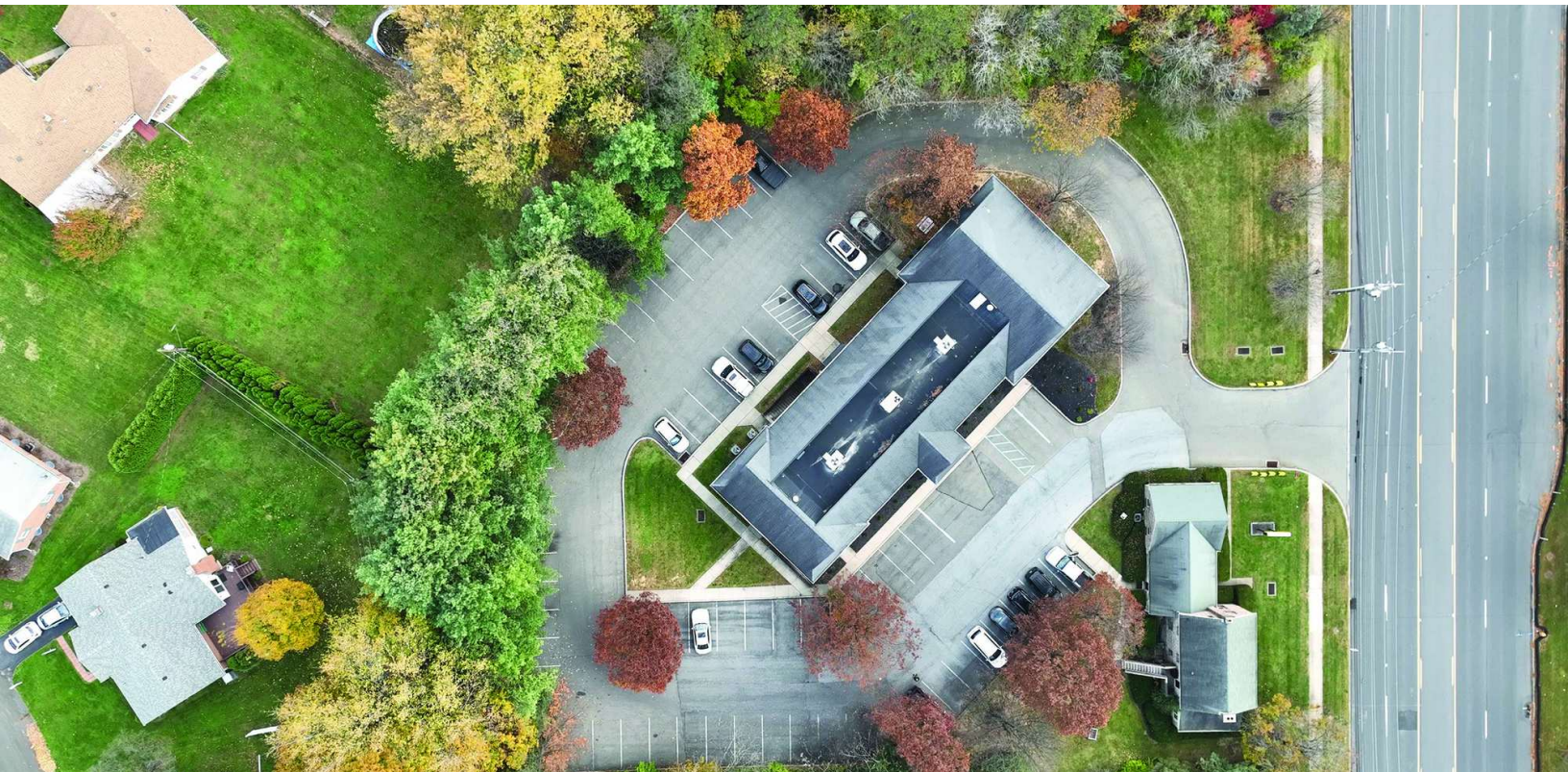
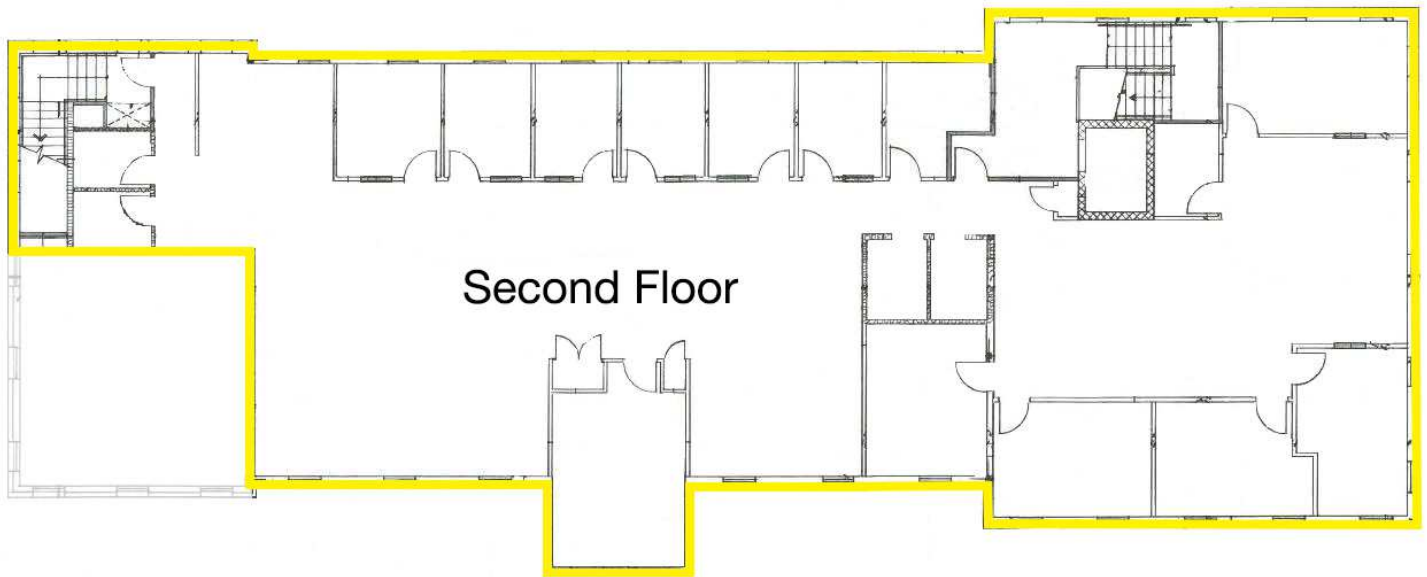
For More Information

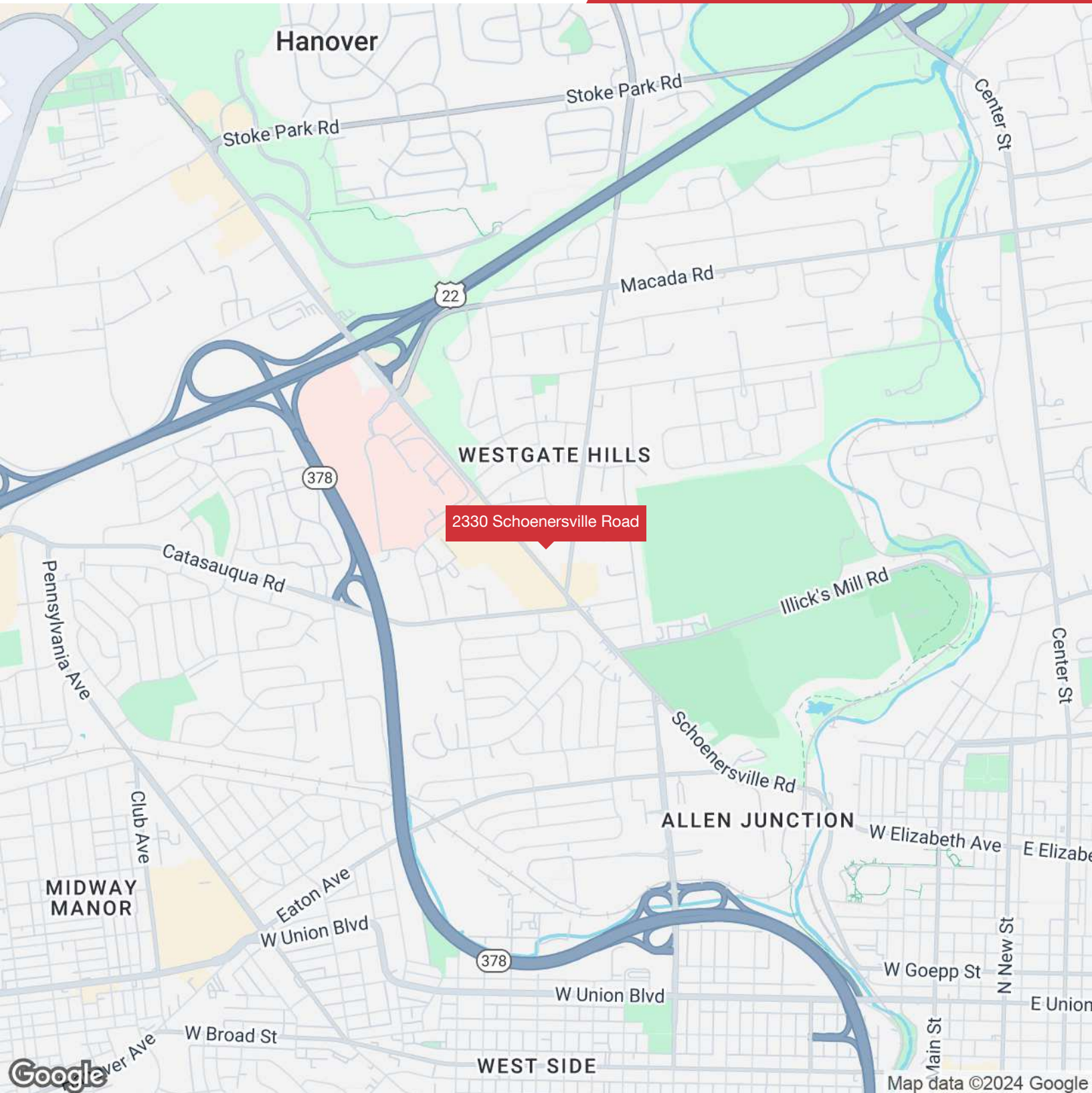
Matt Sprung

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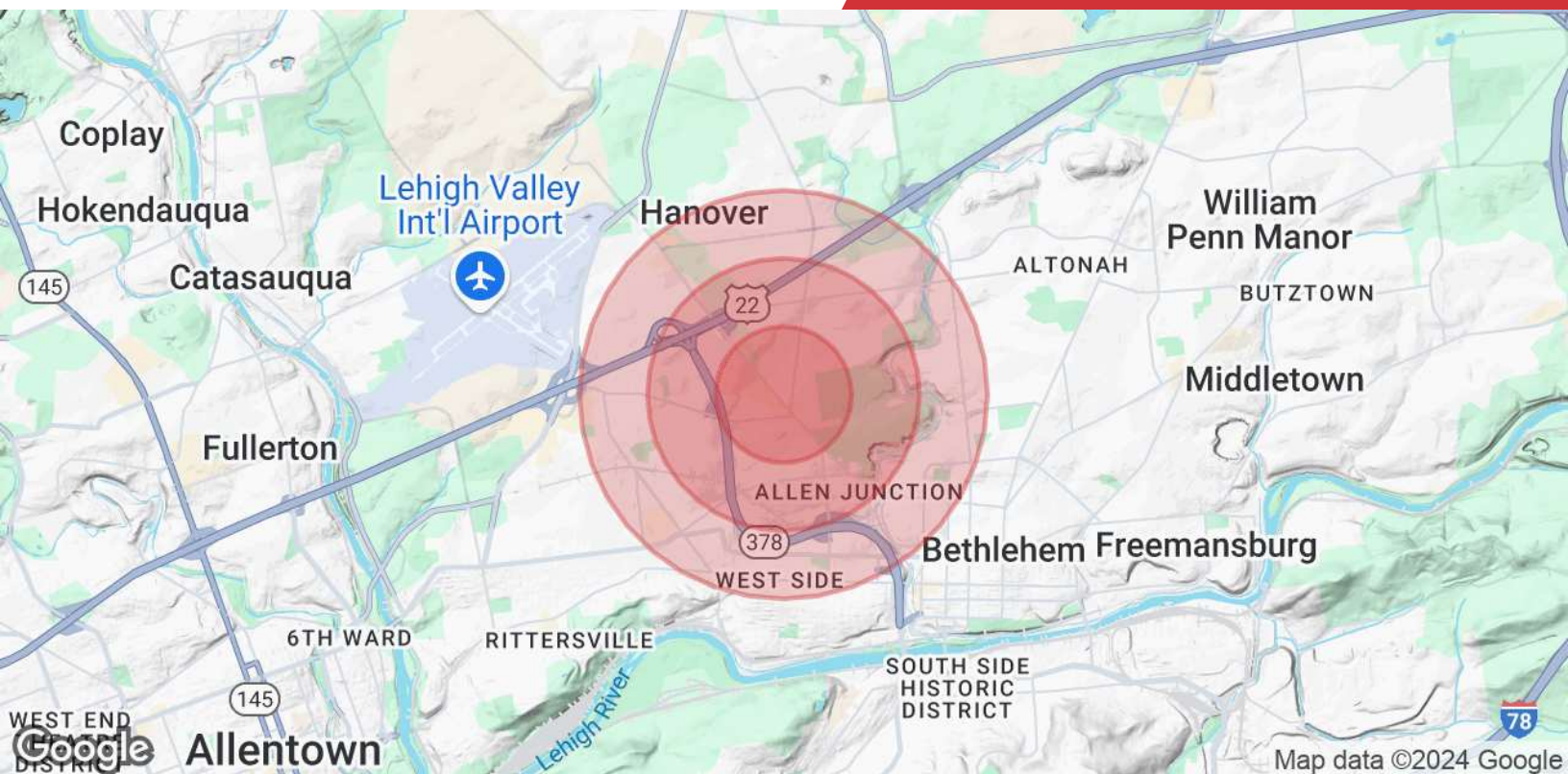
msprung@naisummit.com











Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,890	8,355	21,424
Average Age	52.4	47.4	44.2

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	823	3,654	9,132
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$87,426	\$90,946	\$83,768

Traffic Counts

Schoenersville Road	22,562/day
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2020 American Community Survey (ACS)