

ACTUAL PROPERTY PHOTO



LEHIGH VALLEY HEALTH NETWORK

1326 Golden Slipper Rd. Bartonsville, PA 18321

Price: \$20,130,000 | Cap Rate: 5.50% | 15-Year Net Lease



EMBREE
CAPITAL MARKETS

DISCLAIMER & CONFIDENTIALITY

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Embree Group of Companies (Embree Group) and should not be made available to any other person or entity without the written consent of the Embree Group (the Embree Group collectively refers to Embree Capital Markets Group, Inc., Embree Asset Group, Inc., Embree Healthcare Group, Inc., and Embree Construction Group, Inc.). This brochure has been prepared to provide summary information to prospective investors and to establish a preliminary level of interest in establishing an investment relationship with the Embree Group, which may or may not include the sale or purchase of any specific property referenced herein. Several Embree Group employees are licensed real estate agents and brokers in various states. The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property. The Embree Group reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all inclusive. Statements contained herein which involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time. The Embree Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the Embree Group, its affiliates or subsidiaries, or any agent, product, or commercial listing of The Embree Group, and is solely included for the purpose of proving tenant lessee information about this listing to prospective customers.

Embree affiliates have an ownership interest in the subject property.

Various images from [Freepik.com](https://www.freepik.com) and Icon Images from [Flaticon.com](https://www.flaticon.com)

TABLE OF CONTENTS

01	Executive Summary	Property & Lease Details	4
		Area Overview	5
		Company Overview	6
02	Maps & Aerials	Site Plan	7
		Location	8
		Location Aerial	9
		Local Context	10
03	Analytics	Demographic Analysis	11



EXCLUSIVELY OFFERED BY:



Josiah Byrnes
 President
 Embree Capital Markets Group, Inc.
 +1.719.243.6569
JByrnes@EmbreeGroup.com

PROPERTY & LEASE DETAILS

THE OFFERING

Address	1326 Golden Slipper Rd. Bartonsville, PA 18321
Tenant	Lehigh Valley Hospital - Pocono
Guarantor	Lehigh Valley Health Network, Inc.

SITE DESCRIPTION

Year Built	2025
Building SF	Approx. 30,360 Sq. Ft.
Lot Size	Approx. 2.70 Acres
Stories	3 Stories

INVESTMENT SUMMARY

Asset Class	Medical Outpatient Building
Ownership Interest	Leased Fee
Lease Type	Modified NNN
Initial Annual Rent	\$1,107,187
Rent Commencement	02.17.2026
Lease Expiration	02.28.2041
Lease Term	15 Years
Renewal Options	Three, 5-Year
Lease Escalations (Base Term)	2.50% Annually
Lease Escalations (Renewal Term)	The Higher of Fair Market Value or 2.50%
ROFR	15-Days



 PURCHASE PRICE* \$20,130,000	 ANNUAL RENT* \$1,107,187
 CAP RATE 5.50%	 LEASE TYPE NNN

AREA OVERVIEW

BARTONSVILLE, PA

Bartonsville, Pennsylvania, located in Monroe County's Pocono region, has grown into a small but strategic hub due to its positioning along Pennsylvania Route 611 and proximity to Interstate 80. Once a rural community, it has become a mixed residential and commercial corridor, benefiting from its connection to nearby Stroudsburg and other Pocono towns. The area's economy is supported by tourism, retail, and regional services, while households in the 18321 ZIP code reflect strong economic standing with median incomes approaching \$100,000 and high rates of homeownership.

Households in Bartonsville are generally family-oriented, with average household sizes of 2.6 and family sizes of 3.4, supported by suburban-style developments such as Barton Glen. With a moderately dense population for a semi-rural setting, Bartonsville balances the quiet, scenic Pocono lifestyle with easy access to shopping centers, restaurants, and schools. These factors, paired with steady housing demand and increasing property values, point to a community that continues to attract both permanent residents and second-home buyers.

The town's role as a crossroads community makes it particularly attractive for healthcare investment. Route 611 provides both visibility and accessibility, positioning Bartonsville as a natural site for urgent care centers, specialty practices, and outpatient facilities. An aging regional population and an influx of retirees further reinforce the need for accessible healthcare infrastructure.

Healthcare expansion in Bartonsville also diversifies the local economy, which is otherwise dependent on retail and tourism. By anchoring more stable, year-round service industries such as medical and wellness care, the community can balance seasonal economic swings while meeting residents' growing needs. With its favorable demographics, household wealth, and prime location along major transportation corridors, Bartonsville stands out as a promising site for future healthcare development and a growing service hub within the Pocono region.

COMPANY OVERVIEW



Lehigh Valley Health Network is a healthcare network based in the Allentown, Pennsylvania in the Lehigh Valley region of the state. The healthcare network serves eastern and northeastern Pennsylvania. Its flagship hospital is Lehigh Valley Hospital, located on Cedar Crest Boulevard in Allentown. Lehigh Valley Health Network continually goes the extra mile to fulfill their mission to heal, comfort, and care for the people of the Lehigh Valley community. Each one of the more than 19,000 colleagues contributes to this mission and helps make the Lehigh Valley a healthier – and better – place in which to live. Lehigh Valley Health Network (LVHN) is comprised of nine hospital campuses plus numerous health centers, physician practices, rehabilitation locations, ExpressCARE sites and other outpatient care locations in seven eastern Pennsylvania counties.

Top Specialty Care Areas

- Trauma care at the region's busiest, most-experienced trauma center treating adults and children
- Burn care at the regional Burn Center
- Kidney and pancreas transplants
- Perinatal/neonatal care
- Cardiac care
- Cancer care
- Neurology and complex neurosurgery capabilities including national certification as a Comprehensive Stroke Center
- Lehigh Valley Children's Hospital, the only children's hospital in the region, provides care in 28 specialties and general pediatrics

Accolades & Awards

Lehigh Valley Health Network has been recognized by U.S. News & World Report for 22 consecutive years as one of America's Best Hospitals. Lehigh Valley Hospital–Cedar Crest, Lehigh Valley Hospital–17th Street and Lehigh Valley Hospital–Muhlenberg are national Magnet hospitals for excellence in nursing. LVHN's Cancer Institute is a formal member of the Memorial Sloan Kettering (MSK) Cancer Alliance, a transformative initiative to improve the quality of care and outcomes for people with cancer in community health care settings, including access to key MSK clinical trials.



Company Summary



Founded: 1899

Headquarter: Allentown, PA

Organization Type: Private



Credit Rating: A2 (Moody's)

2024 Revenue: \$4.48 Billion



Employees: 65,000+ Hospital

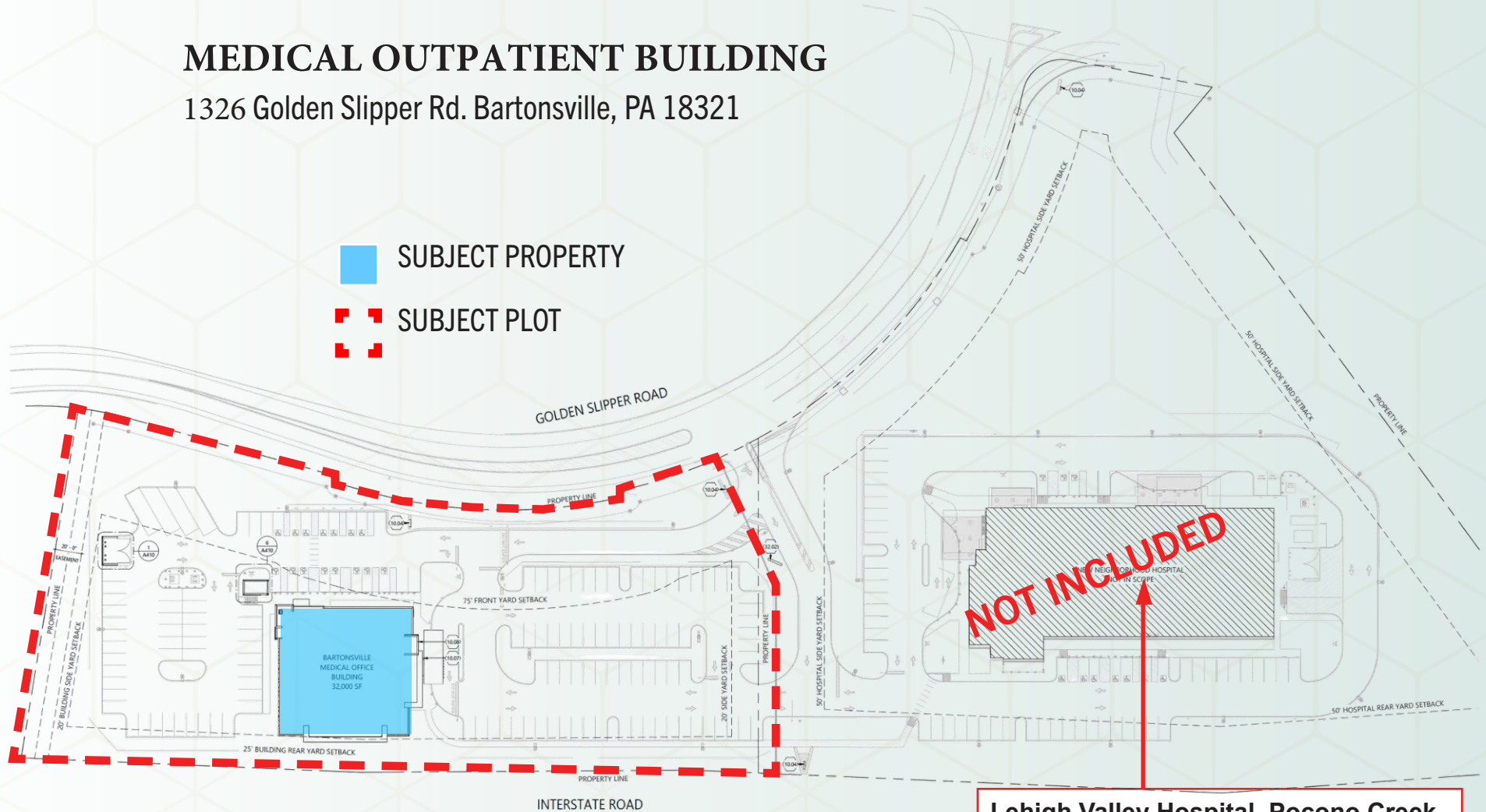
Campuses: 13

MEDICAL OUTPATIENT BUILDING

1326 Golden Slipper Rd. Bartonsville, PA 18321

 SUBJECT PROPERTY

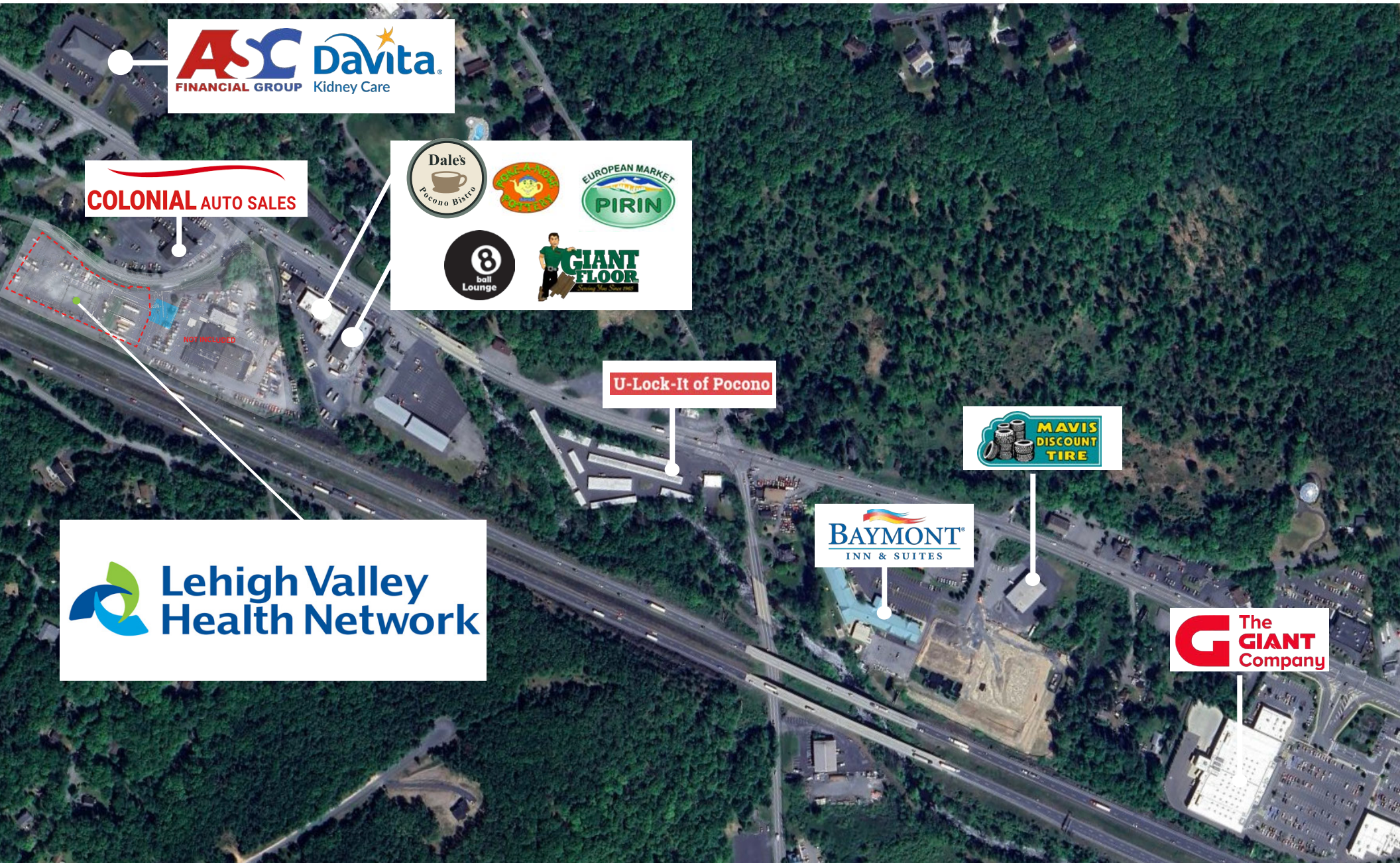
 SUBJECT PLOT



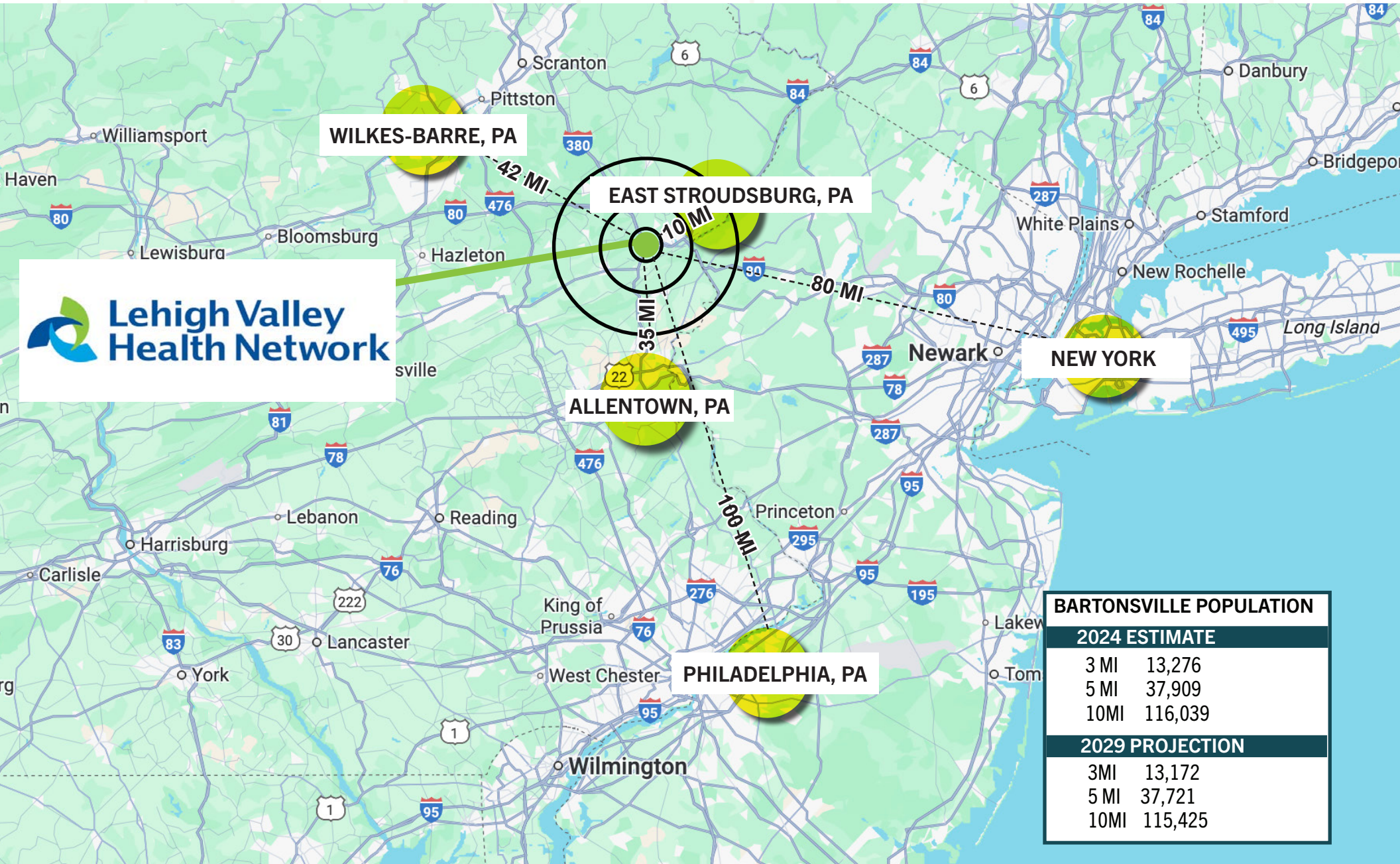
*Estimated subject lines. Buyer to confirm property details in due diligence.

Lehigh Valley Hospital–Pocono Creek

22,359 Sq. Ft. Hospital
24/7 Emergency & Inpatient Care
Fully Accredited Acute Care Hospital
11 Inpatient Beds
Opening Winter 2026







DEMOGRAPHIC ANALYSIS



POPULATION

	3 MILE	5 MILES	10 MILES
2029 Projection	13,172	37,721	115,425
2024 Estimate	13,276	37,909	116,039



HOUSEHOLDS

2029 Projection	4,894	14,198	43,119
2024 Estimate	4,932	14,259	43,314



AVG. HOUSEHOLD INCOME

Average Household Income	\$97,341	\$94,463	\$94,530
Less than \$25,000	646	1,970	6,037
\$25,000 - \$50,000	849	2,599	7,380
\$50,000 - \$75,000	683	2,181	6,759
\$75,000 - \$100,000	580	1,750	6,263
\$100,000 - \$125,000	654	1,673	5,193
\$125,000 - \$150,000	708	1,790	4,919
\$150,000 - \$200,000	559	1,541	4,409
More than \$200,000	253	756	2,351





Josiah Byrnes
President
Embree Capital Markets Group, Inc.
+1.719.243.6569
JByrnes@EmbreeGroup.com



EMBREE
CAPITAL MARKETS