

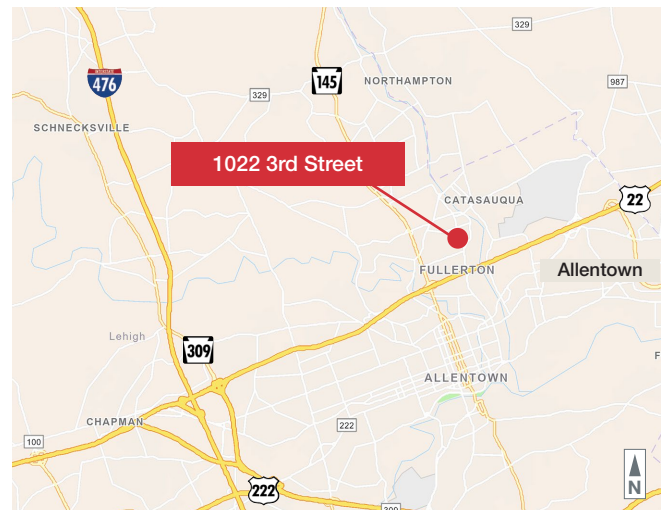


1022 3rd Street

Whitehall, Lehigh County, PA

Property Features

- Two parcels totaling 7.47 acres
- Level topography
- Ample parking
- Excellent visibility with over 18,000 vehicles per day
- Nearby amenities include Lehigh Valley Mall, WalMart, Lowe's, Best Buy, Michael's, and an array of local and chain restaurants
- Minutes from the Fullerton Ave exit of Route 22
- **Sale Price: \$3,600,000**



For more information:

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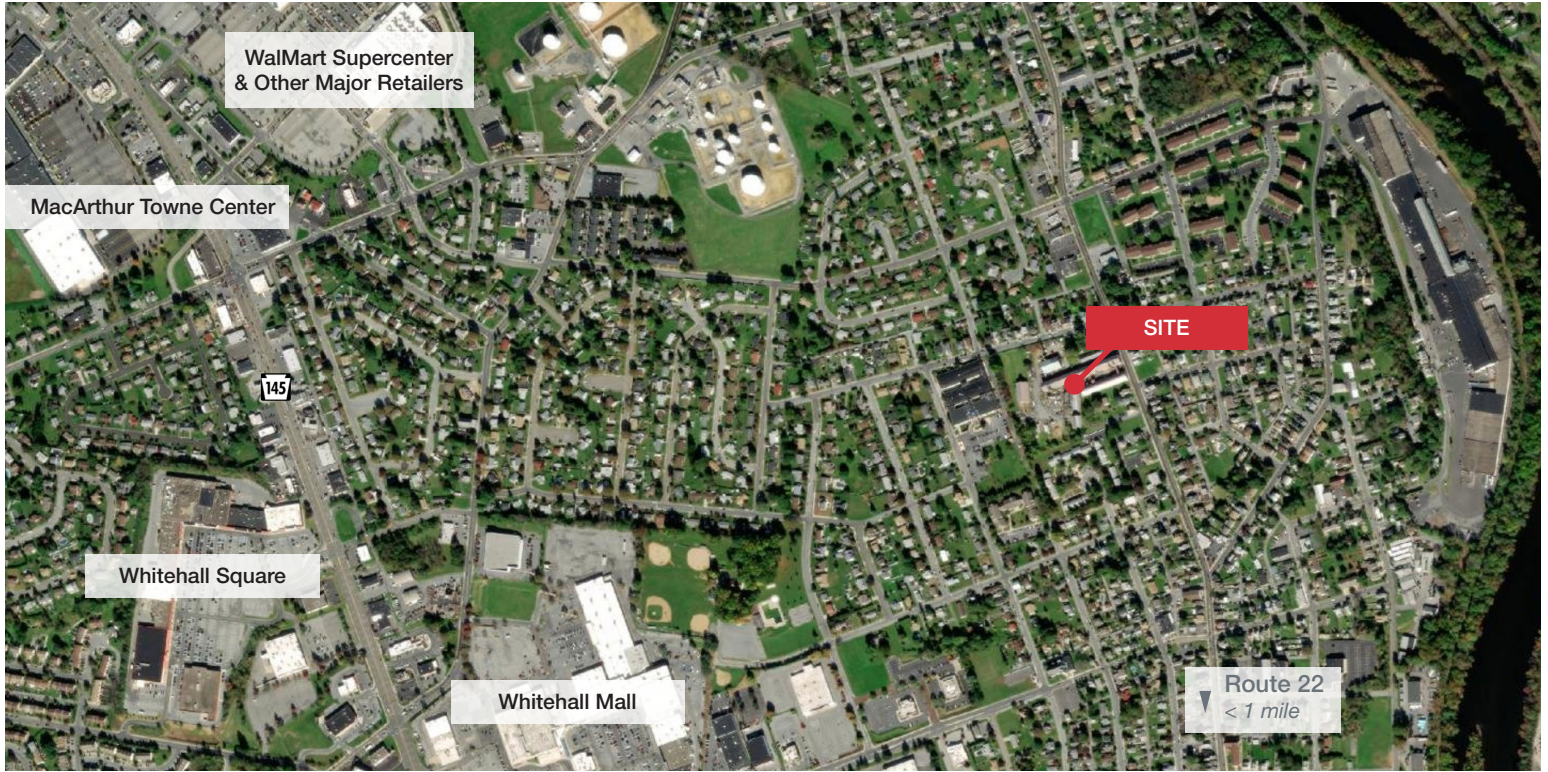
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1022 3RD ST WHITEHALL PA



Area Overview

Located in a densely populated area of Whitehall, a suburb of Allentown, PA

Easy access to Routes 22 & 145, and situated along LANTA Bus Route #319

Conveniently located near major commercial and retail corridor

AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	10,400	124,112	244,458
Median Age	44.3	36.9	39.3
Average HH Income	\$71,105	\$69,581	\$81,475
Total Businesses	650	4,757	8,313
Total Employees	8,258	58,252	127,774

TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
3rd St	0.07	Valleyview Ln	2017	18,052
3rd St	0.15	Bell Aly	2019	14,869
Catasauqua Rd	0.25	American St	2019	4,542