

ROUTE 378 DEVELOPMENT THREE ACRE PARCEL

AVAILABLE FOR SALE OR LEASE

3672 Route 378 | Bethlehem, PA 18015 | Northampton County

PROPERTY HIGHLIGHTS

- **Multi-Acre Mixed-Use Development Opportunity**
Available for Sale or Lease
- **Available: 3 Acres Zoned Village Center with easement**
- 1.25 Acres (in **BLUE** currently "off-market") zoned hwy commercial is shown to mark the easement
- Frontage on Route 378 and Old Philadelphia Pike; Situated between Black River Road and Scidersville Road
- Assemblage of acres located at signalized intersection with 20,000 ADT
- Ideal location for pharmacy, fast food, day care, or casual dining restaurant along with mixed-use residential or medical office
- Minutes from Lehigh University, Penn State University-Lehigh Valley,
- Stabler Arena, DeSales University, South Bethlehem, Wind Creek Casino, The Promenade Shops at Saucon Valley

Demographics

	1 Mile	5 Miles	10 Miles
Population	3,410	194,729	461,727
Average HH Income	\$133,461	\$79,059	\$90,744
Total Businesses	101	6,846	16,805
Number of Employees	532	92,942	218,706
Intersection Traffic Counts	Route 378: 19,747 ADT		

* Data Source: Sites USA - REGIS™ 2021



EXCLUSIVE
AGENTS:



JAMES M. SMITH
610.941.4034 x144
484.239.8777 cell
jsmith@lpre.com

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

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1000 FAYETTE STREET
CONSHOHOCKEN, PENNSYLVANIA 19428



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SITE PLAN



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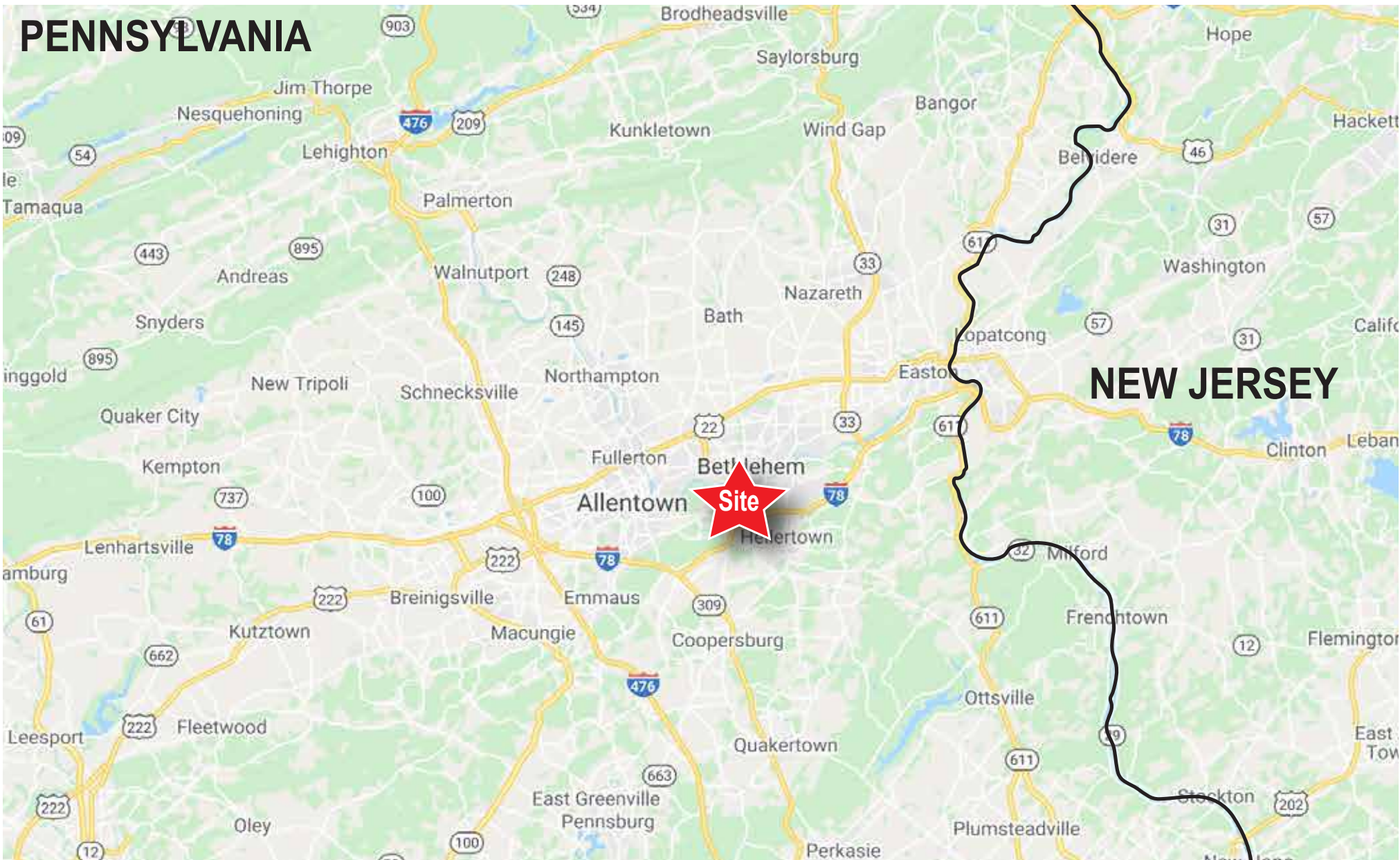


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REGIONAL MAP



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