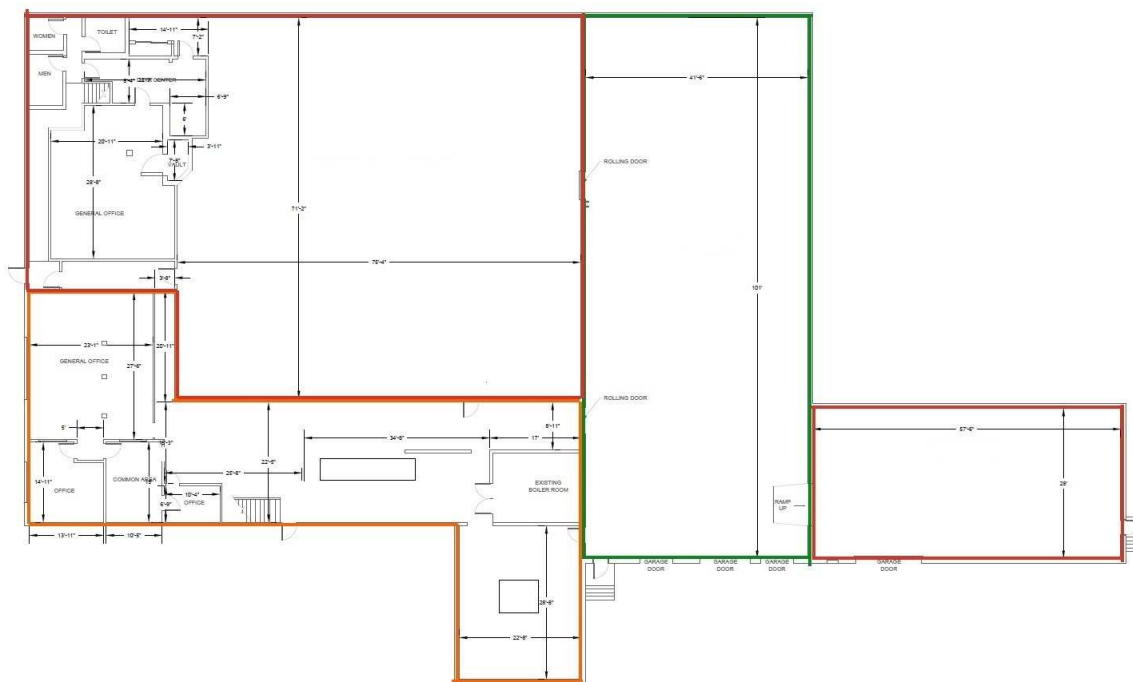




1,500 - 19,300 SF Warehouse and/or Office for Lease

826 Monocacy St., Bethlehem, PA 18018

Executive Summary for Lease Options



LEASE PRICE:	Call For Details
BUILDING SIZE:	19,300 SF
SIZE OPTIONS:	1,500 SF - 19,300 SF
YEAR BUILT:	1956
ZONING:	CL - Limited Commercial District
DOCK DOORS:	4
CROSS STREET:	W. Spruce St

PROPERTY OVERVIEW

The property is within walking distance of Historic Bethlehem and has ample available parking for multiple uses including retail, office, including medical clinics or labs, personal services including tailor, travel agency or massage therapy and veterinarian office. The property can be leased in full or can be divided into smaller options based on user needs.

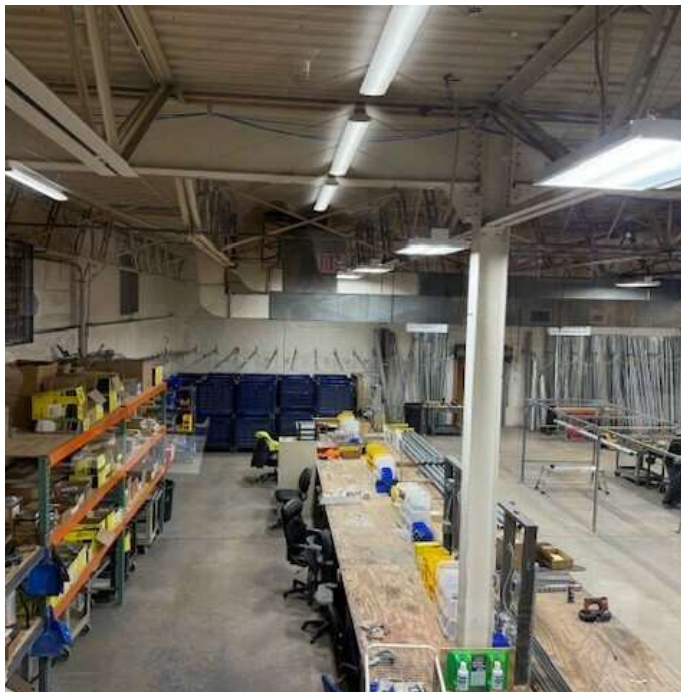
PROPERTY FEATURES

- Many size options for a variety of different tenants and uses
- Heating and air conditioning in the warehouse
- 600 AMP - Three Phase 120/208 Volt
- Fantastic opportunity for growth for small businesses
- Close proximity to Route 378 and Downtown Historic Bethlehem
- Fantastic opportunity for a production, fabrication or light manufacturing business

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Additional Photos

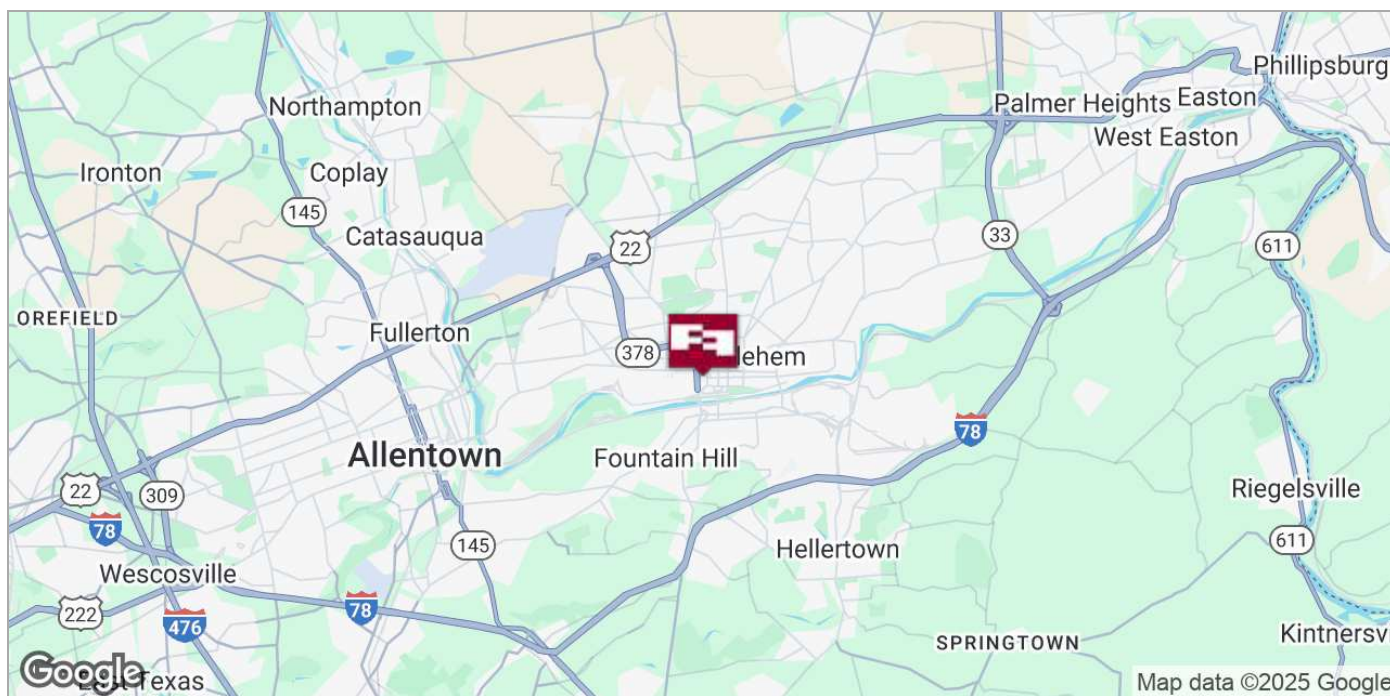


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Location Maps

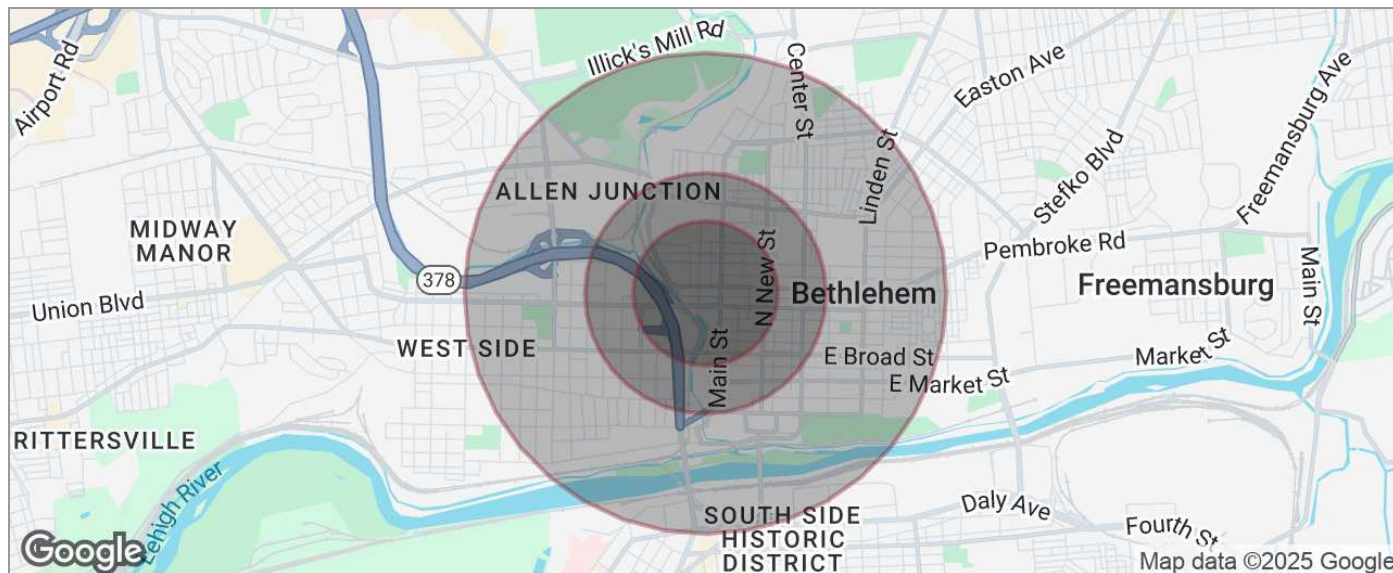


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Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,543	7,870	21,102
MEDIAN AGE	36	38	41
MEDIAN AGE (MALE)	36	37	39
MEDIAN AGE (FEMALE)	37	38	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,309	3,180	9,055
# OF PERSONS PER HH	2.7	2.5	2.3
AVERAGE HH INCOME	\$72,981	\$79,339	\$89,815
AVERAGE HOUSE VALUE	\$224,893	\$264,532	\$275,364
RACE	0.3 MILES	0.5 MILES	1 MILE
% WHITE	68.4%	66.9%	65.5%
% BLACK	7.5%	8.0%	8.3%
% ASIAN	1.6%	1.8%	2.0%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.7%	0.7%	0.5%
% OTHER	11.5%	11.4%	11.8%
ETHNICITY	0.3 MILES	0.5 MILES	1 MILE
% HISPANIC	24.1%	25.2%	26.9%

* Demographic data derived from 2020 ACS - US Census

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