

LEASE

3- Tenant Flex Bldg., LVIP I, Bethlehem, PA

2285 AVENUE A
Bethlehem, PA 18017

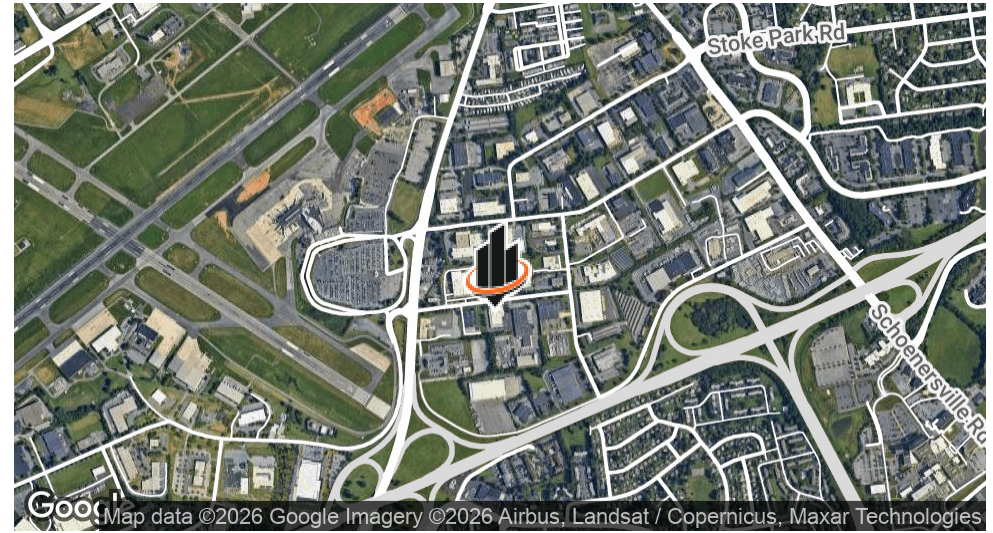
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9 SF/yr (NNN)
NUMBER OF UNITS:	1
SPACE AVAILABLE:	18,550 SF
LOT SIZE:	2.487 Acres
BUILDING SIZE:	37,534 SF

PROPERTY DESCRIPTION

Asking: \$9. per SF net (3)- Base rate
Current Tenant Needs 120+ days to vacate the space
5-year lease term preferred
Owner will renovate to suit requirements
Truck dock & drive-in loading facilities.

PROPERTY HIGHLIGHTS

- 18,550 SF available in the middle of the building
- Heavy Electric Service
- Employee Lunch Room and Rest Rooms
- 2 Truck Dock & 1 Drive-in Loading facilities.
- Good tenant mix

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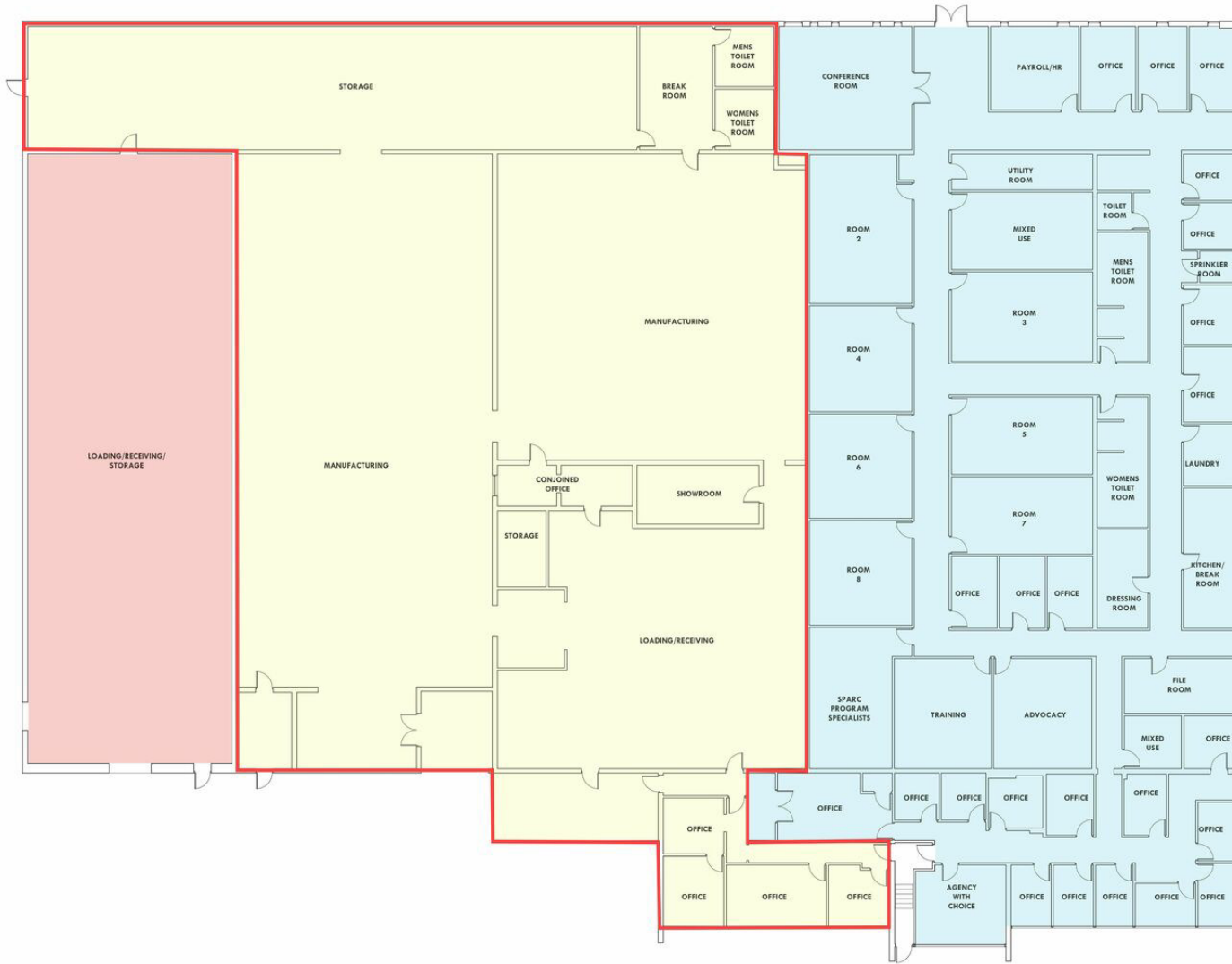
ADDITIONAL PHOTOS



AMY HAWLEY, SIOR
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FLOOR PLAN

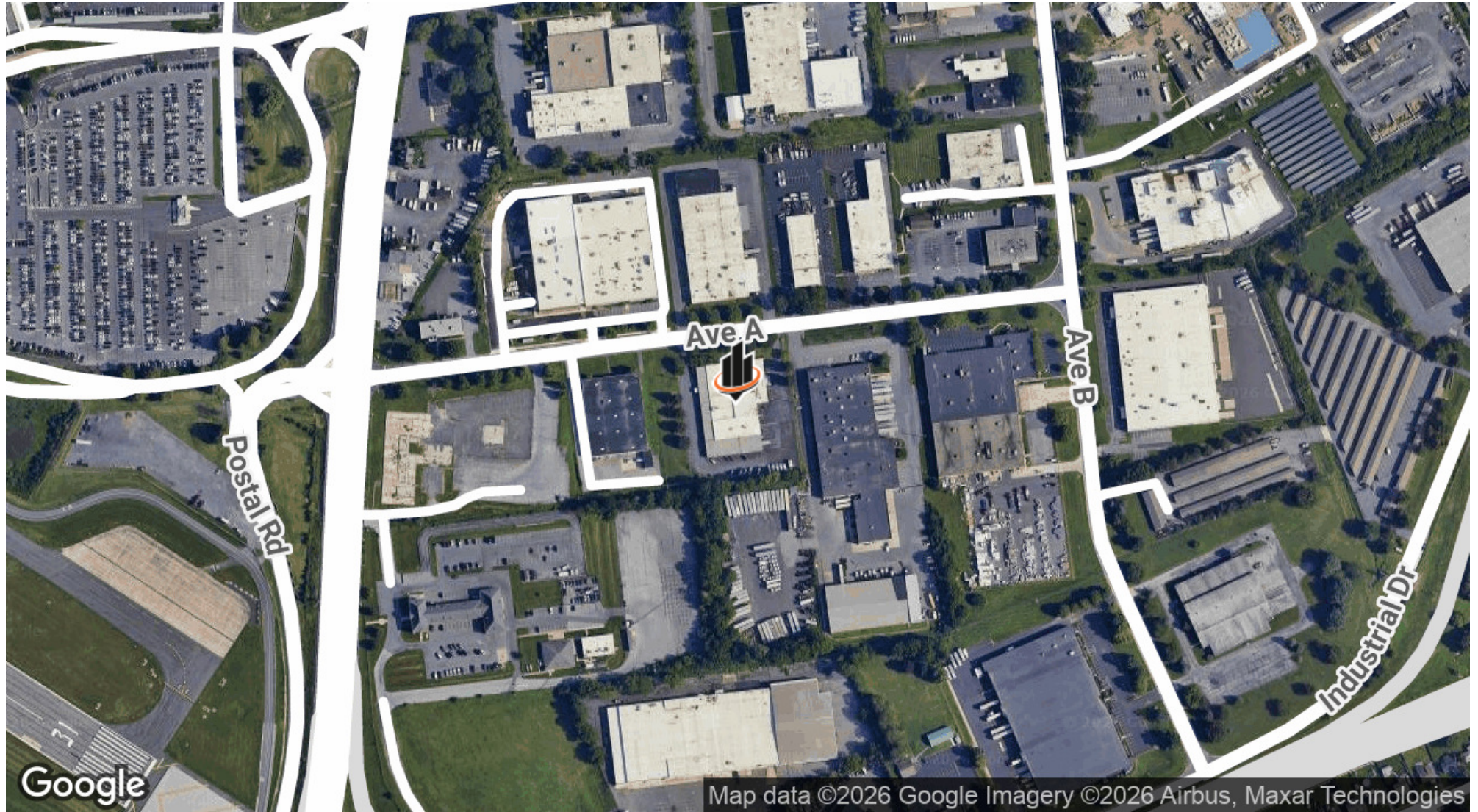


LEVEL 1 EXISTING PLAN

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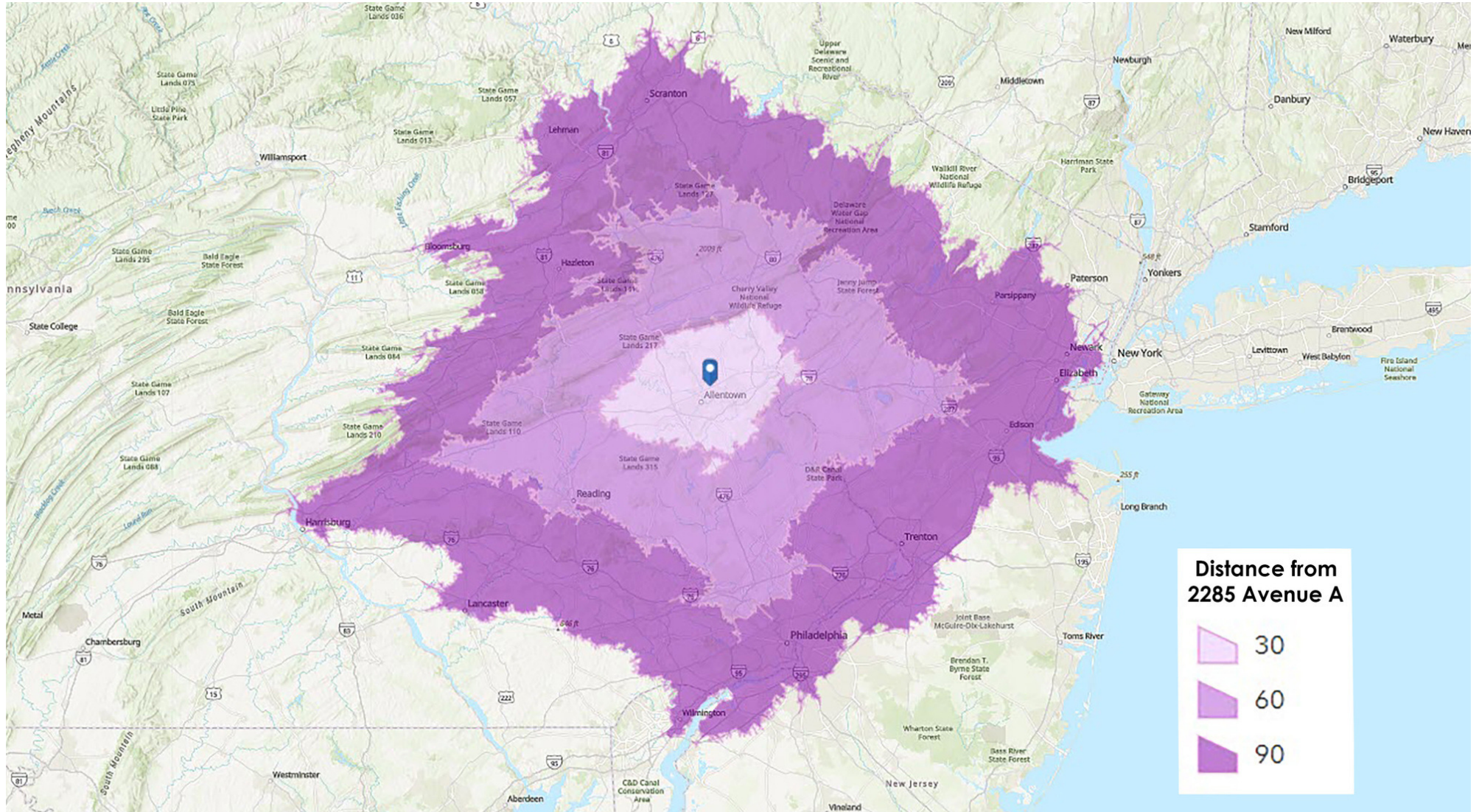
LOCATION MAP



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DISTANCE FROM PROPERTY



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

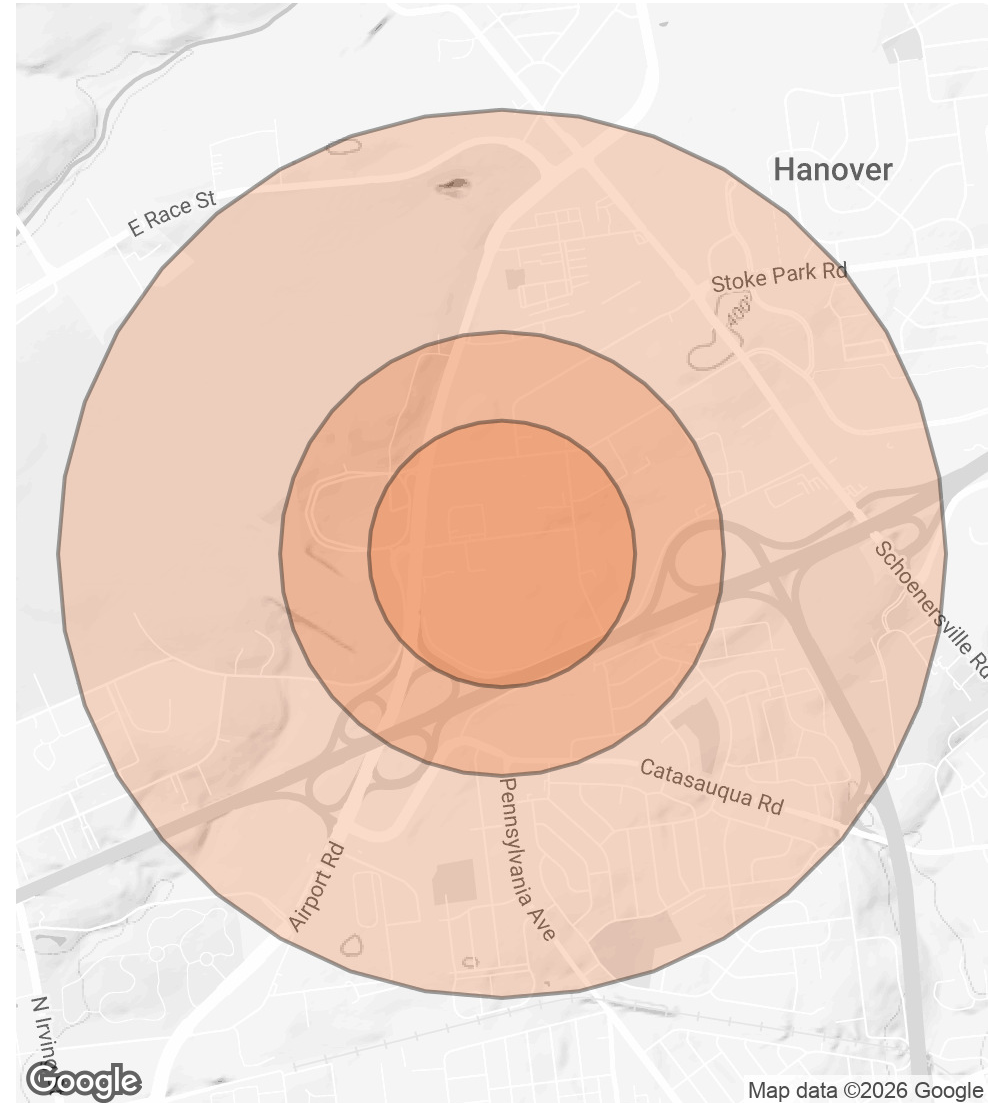
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	11	601	5,215
AVERAGE AGE	59	43	46
AVERAGE AGE (MALE)	55	42	44
AVERAGE AGE (FEMALE)	62	45	48

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	5	303	2,437
# OF PERSONS PER HH	2.2	2	2.1
AVERAGE HH INCOME	\$61,683	\$81,883	\$84,559
AVERAGE HOUSE VALUE	\$380,808	\$241,933	\$257,681

2020 American Community Survey (ACS)



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