



FLYER

Free Standing Commercial Opportunity

7642 BATH PIKE

Bath- East Allen Township, PA 18014

PRESENTED BY:

AMY HAWLEY, SIOR

O: 484.245.1014

amy.hawley@svn.com

PA #AB045309A

MICHAEL CICCONE, JR.

O: 484.245.1034

michael.ciccone@svn.com

PA #RS359711

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,795,000
LEASE RATE:	\$10.00 SF/yr (NNN)
BUILDING SIZE:	6,000 SF
LOT SIZE:	3.89 Acres
PRICE / SF:	\$299.17
YEAR BUILT:	1970
RENOVATED:	1992
ZONING:	Commercial
TRAFFIC COUNT:	13,000 +/-

PROPERTY OVERVIEW

Corner Location with Good Highway Visibility. Some rental income from houses on adjoining lots. Curb cuts on 2 streets. Outside Storage Concrete Pad.

LOCATION OVERVIEW

3+ miles north of the Route 512 Exit of Route 22. Corner location with curb cut also along Silver Crest Rd. Trader Joes Food Distribution has 2 facilities along Silver Crest Rd. Site is 5.7 miles distant from LVIA Regional Airport. This is a busy commercial artery connecting the Borough of Bath & Surrounding bedroom communities with the Lehigh Valley Industrial Park employers. There are three adjoining properties that are part of this package. The combined lot size is nearly 4 +/- acres.

PROPERTY HIGHLIGHTS

- Corner is signalized lot
- High traffic count (13,000 +/-)
- Additional rental income
- Re-development opportunity
- Move-in ready
- Lease if for commercial building and lot only

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PARCEL MAP



* Not to Scale

* Lot lines shown are approximate for illustration purposes

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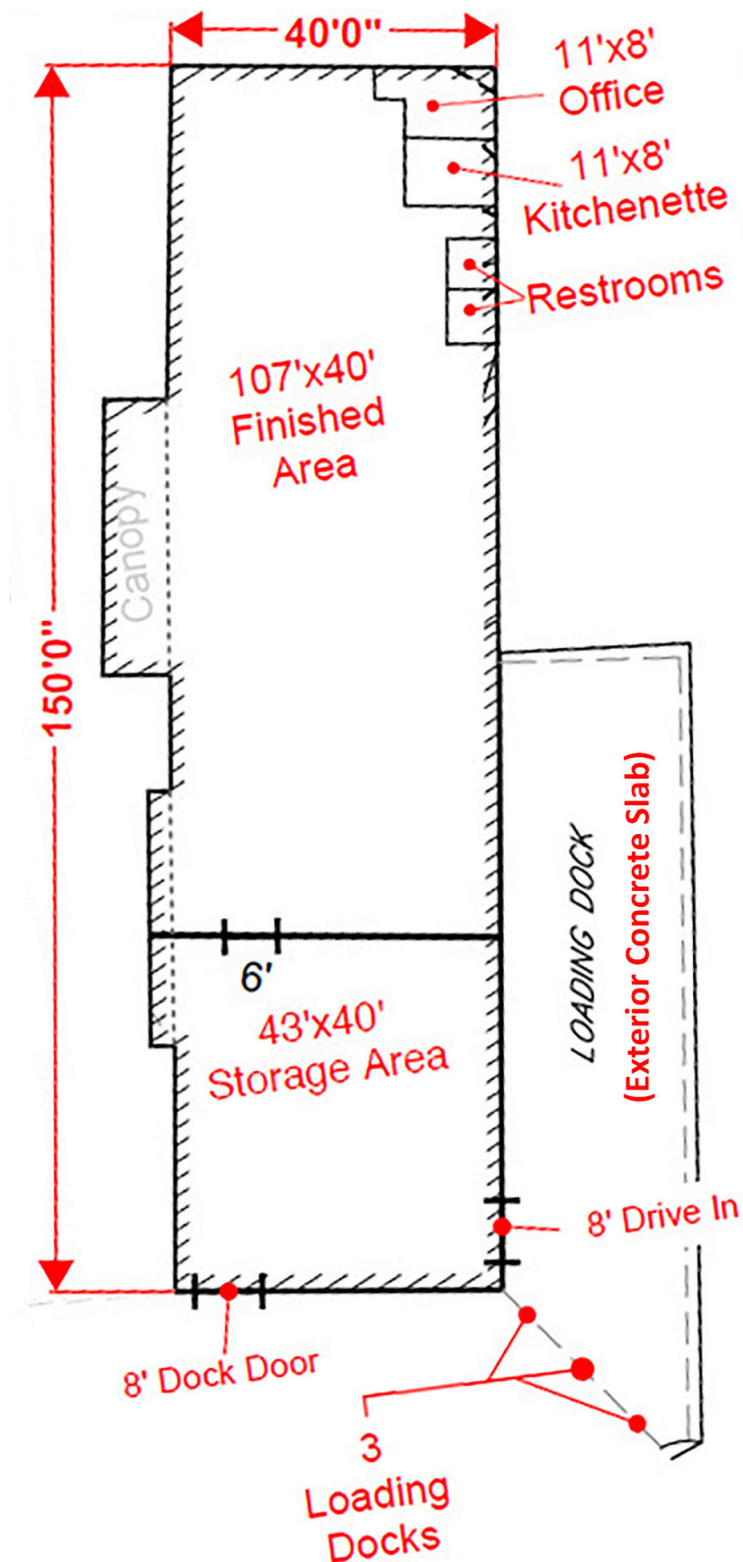
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COMMERCIAL BUILDING FLOOR PLAN



Info provided are deemed reliable but not guaranteed, Measurements should be confirmed by a Licensed Professional.

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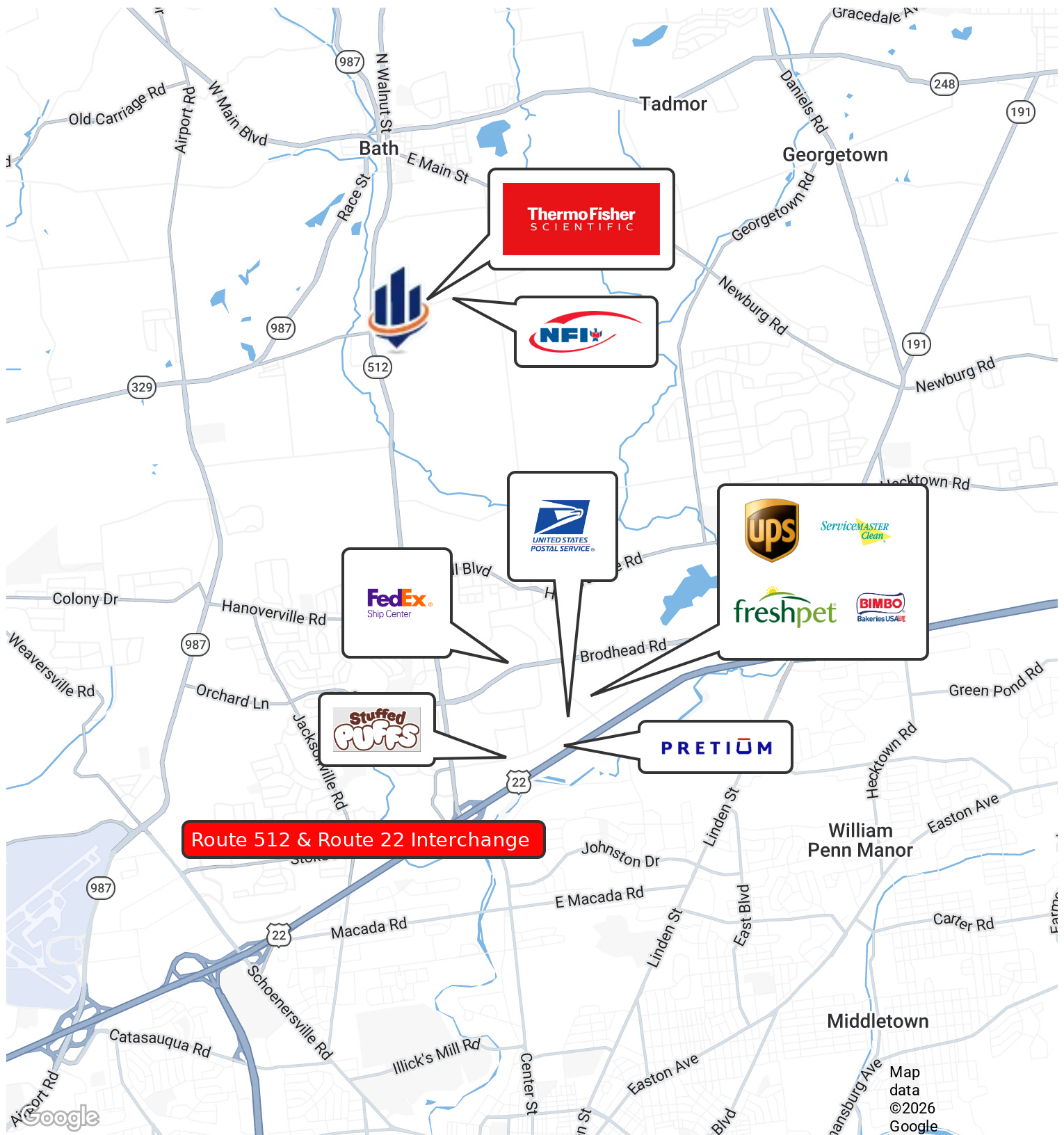
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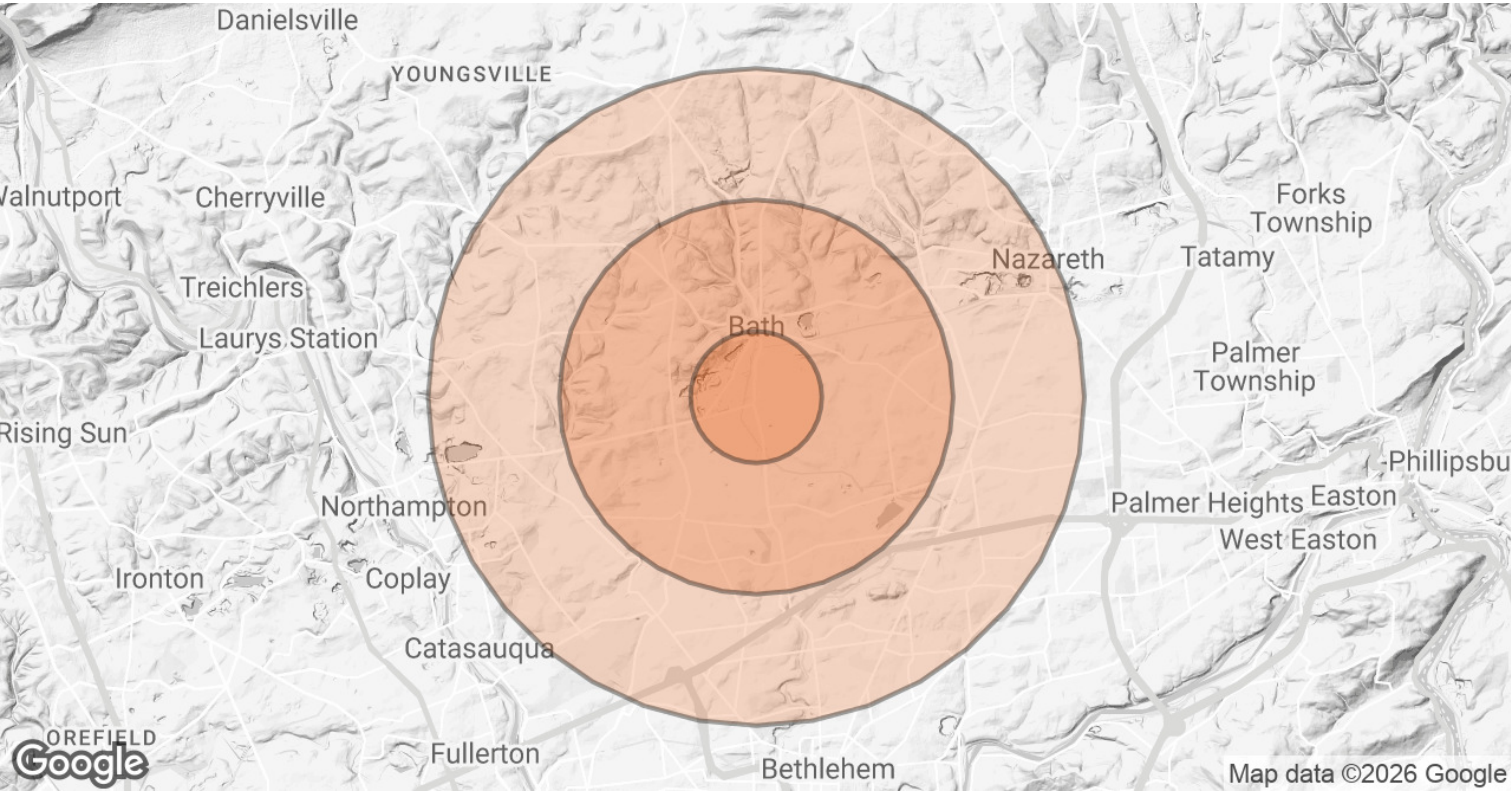
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,015	19,468	91,748
AVERAGE AGE	48	46	46
AVERAGE AGE (MALE)	47	45	44
AVERAGE AGE (FEMALE)	49	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	404	7,159	36,001
# OF PERSONS PER HH	2.5	2.7	2.5
AVERAGE HH INCOME	\$106,464	\$127,301	\$118,850
AVERAGE HOUSE VALUE	\$325,882	\$383,051	\$354,447

Demographics data derived from AlphaMap

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