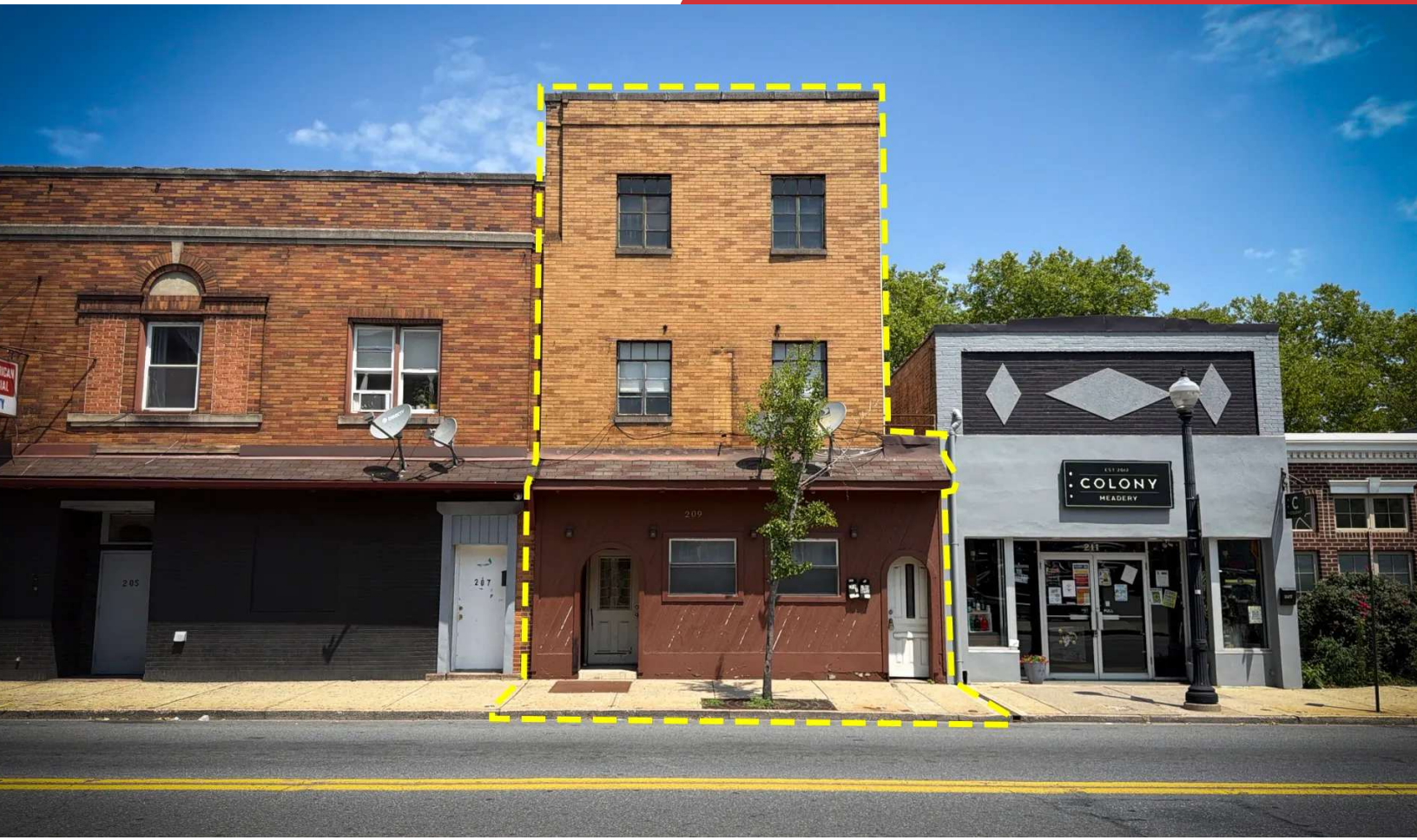




Mixed-Use Portfolio
with 3 Buildings for
Redevelopment



209 3rd St & 209-211 Columbia St

Bethlehem, PA 18015

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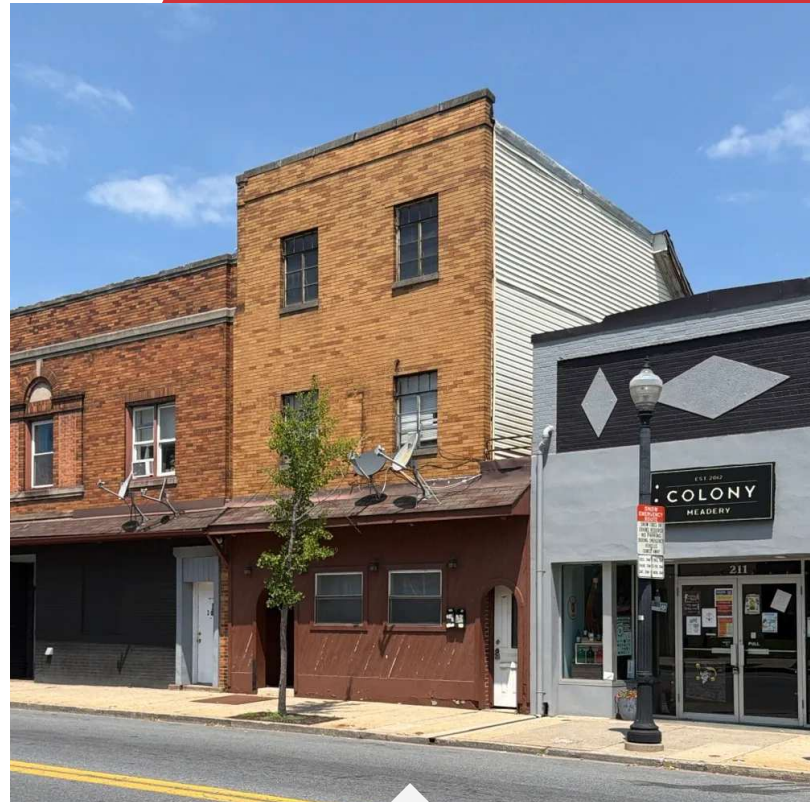
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Property Type	First Floor Retail / Second Floor Residential
Zoning	Commercial Business (CB)
APN	P6SE1B 1 9 0204
Total Size	6,578 SF
Lot Size	0.09 Acres

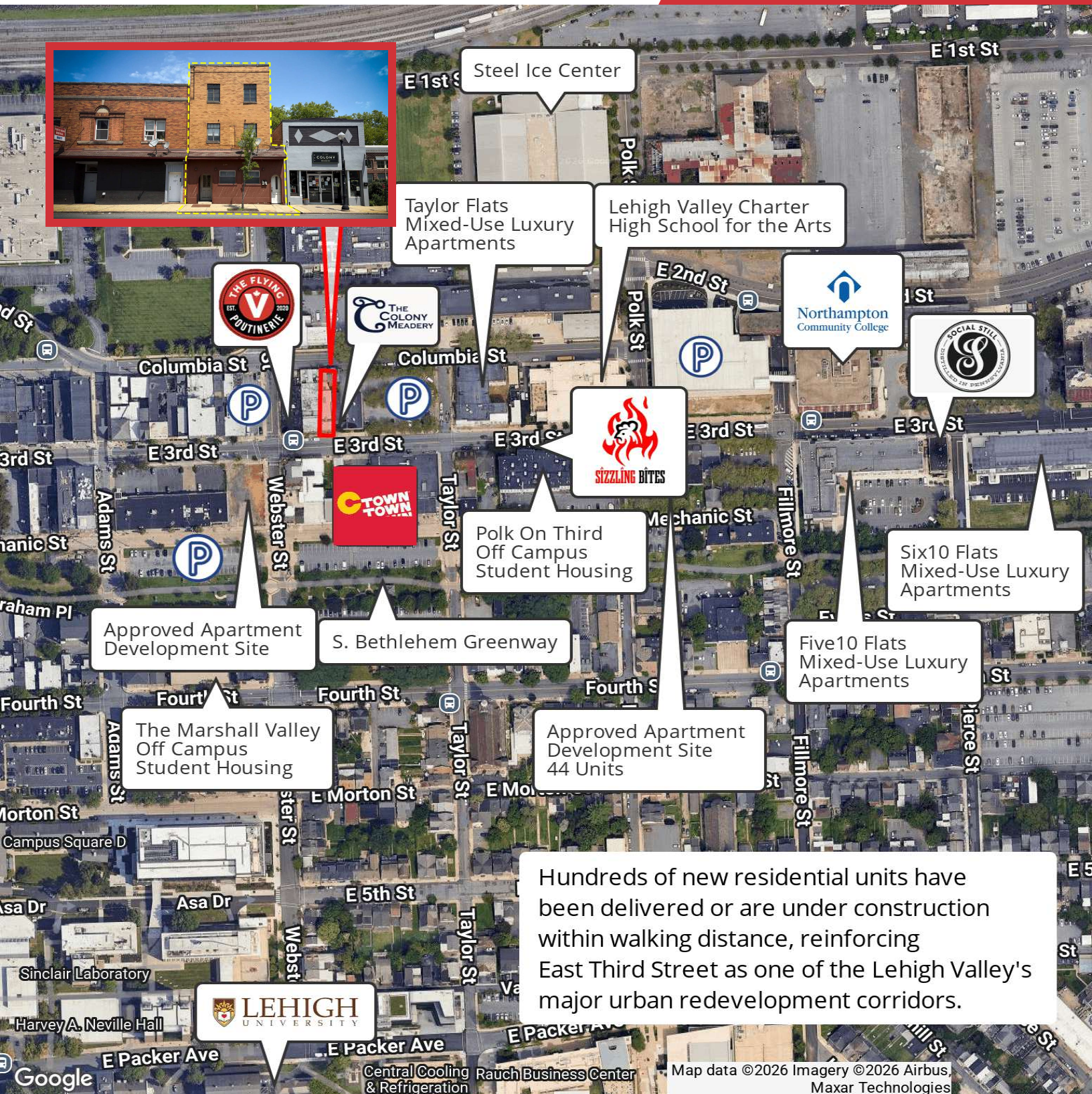
Situated on one of Bethlehem's most traveled commercial corridors this redevelopment opportunity offers investors and developers the chance to capitalize on the city's continued residential, mixed-use, and commercial expansion. Currently configured with 8 units, one of which is a first-floor retail space on 3rd Street. Located in the Southside's revitalization district, the property benefits from exceptional visibility, strong traffic counts, and immediate access to major employers, universities, entertainment destinations, and transportation corridors.

The surrounding neighborhood has experienced significant public and private investment, with hundreds of new residential units recently completed or currently under development. Combined with Bethlehem's thriving downtown, expanding population, and vibrant arts and entertainment scene, the area continues to attract residents, businesses, and visitors alike.

Whether repositioning the existing property or pursuing a complete redevelopment, the flexible zoning allows for a wide range of commercial and mixed-use concepts. Approved uses include: retail, education or support building to a college or university, daycare (adult or child), multifamily dwelling with first floor retail, office with first floor retail, live/work units, and other additional uses. Contact the listing agents to discuss your proposed use.

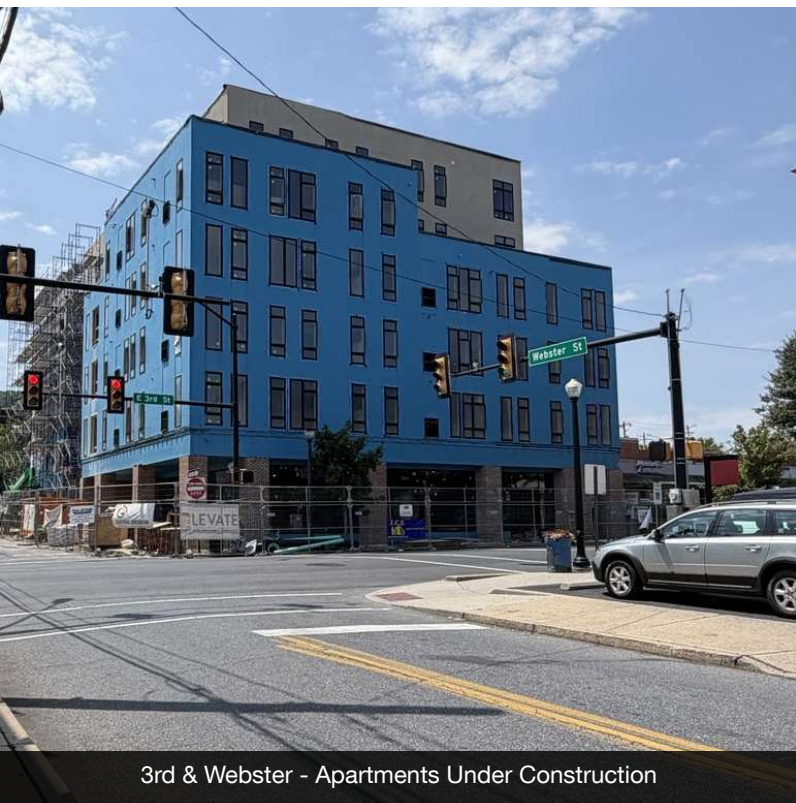


- Prime redevelopment site in Bethlehem's rapidly growing South Side
- Prominent frontage along heavily traveled East 3rd Street
- Flexible zoning supports multifamily, retail, office, mixed-use, educational, and commercial redevelopment
- Minutes from Lehigh University, Moravian University, and Northampton Community College campuses
- Strong surrounding residential growth and ongoing private investment





Taylor Flats - Nearby Luxury Apartments



3rd & Webster - Apartments Under Construction

Southside Bethlehem Location Advantages

- Walkable urban environment
- Strong renter demand
- University-driven economy
- Established entertainment district
- Ongoing public & private investment
- Regional highway accessibility

Area Demographics

	0.5 Mile	1.0 Mile
Population	7,927	28,661
Daytime Population	11,849	48,238
Median Age	23.7	30.0
Total Households	1,906	9,926
Median Home Value	\$195,588	\$241,396
Median Monthly Rent	\$1,517	\$1,439
Businesses	430	1,263

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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