

Executive Summary



SALE PRICE:	\$1,500,000.00
LOT SIZE:	1.26 Acres
BUILDING SIZE:	10,908 SF
YEAR BUILT:	1950
ZONING:	NC - Neighborhood Commercial
YEAR BUILT:	1950
NUMBER OF STORIES:	2

PROPERTY OVERVIEW

Feinberg Real Estate Advisors LLC is pleased to offer for sale 3708 Freemansburg Avenue, Bethlehem Township. This 10,908 square foot building is located on the corner of Freemansburg Avenue and Sculac Road and has great visibility. The 2-story property offers a variety of uses including business office, professional use for dental or medical offices, retail stores, nursery school/day care or restaurant. Close proximity to services, restaurants, retail and residential developments. Check Bethlehem Township zoning office for all permitted uses.

PROPERTY FEATURES

- Great Visibility
- Easy access to New Jersey & Route 33/Interstate 78
- Updated architectural plans for office fit-out for the first floor
- New roof, updated HVAC and public sewer connection
- Close to St. Lukes and Lehigh Valley Health Network Bethlehem Township

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CASEY KELLER
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Property Details

PROPERTY TYPE:	Office/Retail
PARCEL NUMBERS:	N7NE4 56 6 0205 N7NE4 56 5 0205 N7NE4 56 7 0205 N7NE4 56 1A 0205 N7NE4 56 2 0205 N7NE4 56 2A 0205 N7NE4 56 1 0205
LOT SIZE:	1.26 AC
ZONING:	NC - Neighborhood Commercial
PARKING SPACES:	Approximately 30
BUILDING FRONTAGE:	Freemansburg Avenue
CROSS STREETS:	Sculac Road
YEAR BUILT:	1950
NUMBER OF STORIES:	2
AVERAGE FLOOR SIZE:	5,454
NUMBER OF UNITS:	1



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Demographics

DEMOGRAPHIC SUMMARY

3708 Freemansburg Ave, Bethlehem, Pennsylvania, 18020

Ring of 1 mile



KEY FACTS

8,182

Population



3,250

Households

45.8

Median Age

\$78,814

Median Disposable Income

EDUCATION

4.8%

No High School Diploma



35.4%

High School Graduate



28.4%

Some College/
Associate's Degree



31.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$97,524

Median Household Income



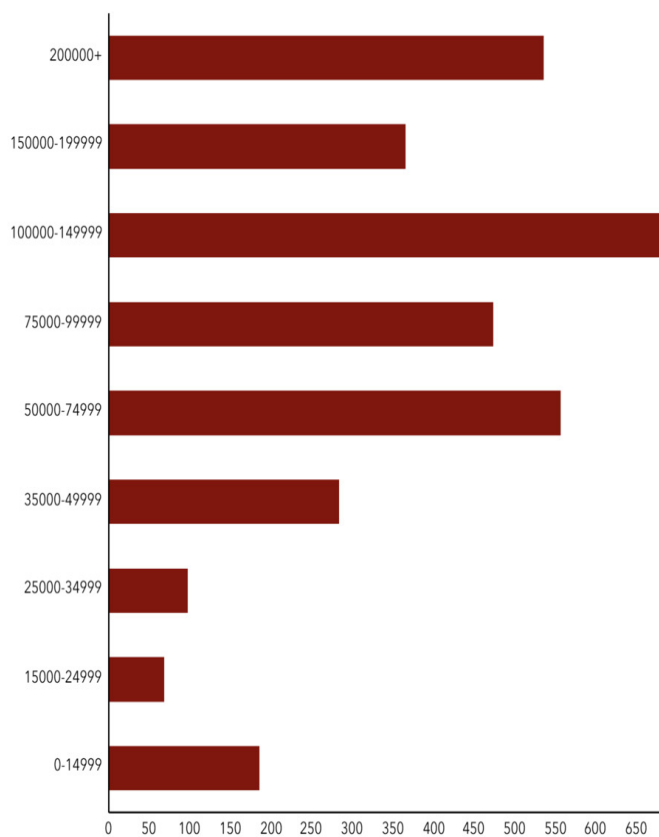
\$51,069

Per Capita Income



\$470,183

Median Net Worth



HOUSEHOLD INCOME

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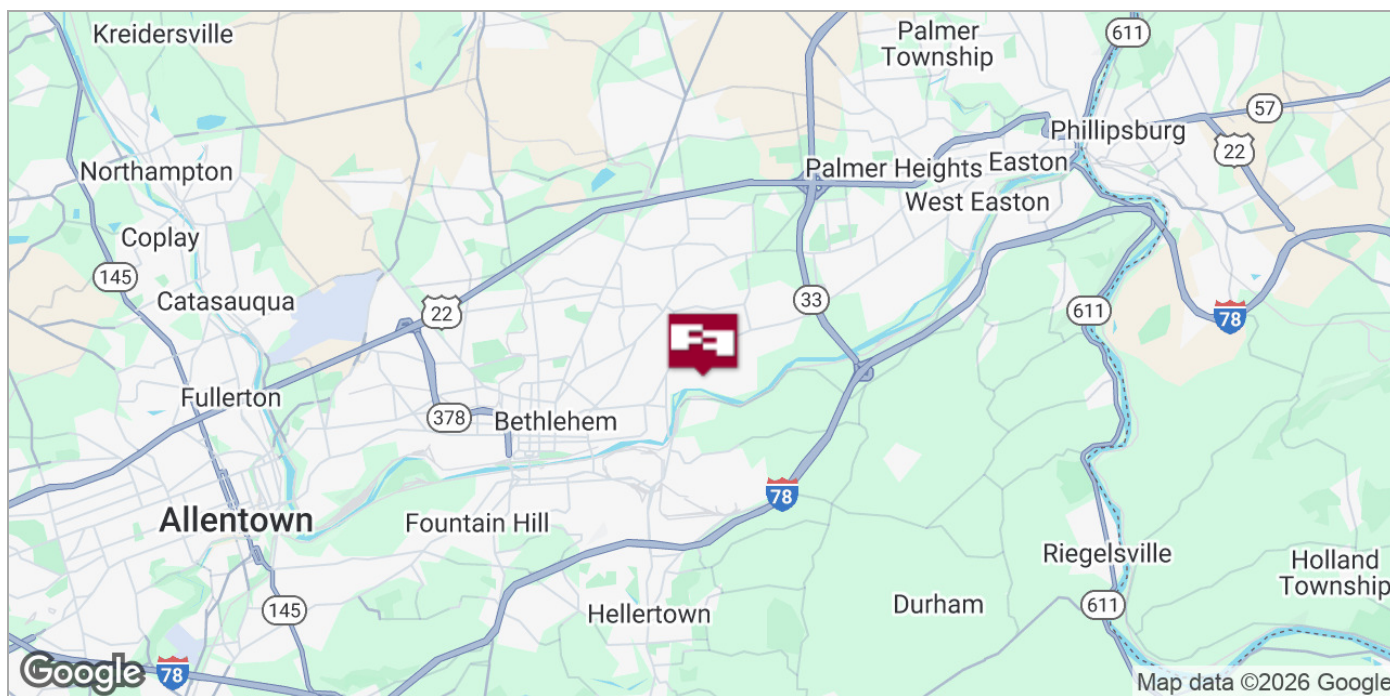
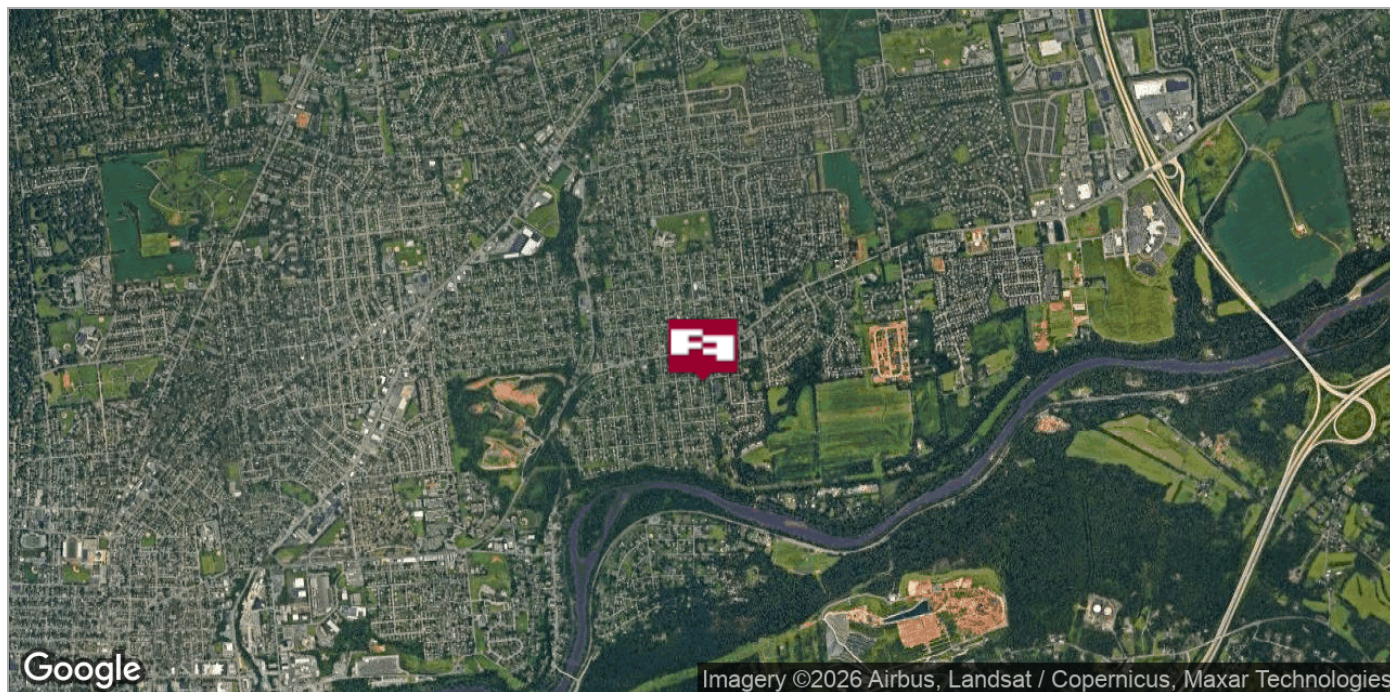
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Location Maps



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