

PRIME DEVELOPMENT OPPORTUNITY

3.1 ACRES ZONED NEIGHBORHOOD COMMERCIAL

4186 Easton Ave
Bethlehem, PA 18020



KELLER WILLIAMS.
REAL ESTATE



THE **James Balliet**
PROPERTY GROUP

EXECUTIVE SUMMARY



PRIME DEVELOPMENT OPPORTUNITY

4186 Easton Ave, Bethlehem, PA 18020



OFFERING SUMMARY

Sale Price:	\$2,250,000
Current Building Size:	14,016 SF
Lot Size:	3.1 Acres
Lot Size:	135,036 SF
Zoning:	NC- Neighborhood Commercial
Market:	Lehigh Valley

LOCATION OVERVIEW

Property Site ideally located just minutes from Routes 378, I-78, and many of the Lehigh Valley's main travel highways

James Balliet
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Benjamin Diaz
484-705-9655

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1605 N. Cedar Crest
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PROPERTY OVERVIEW

This outstanding 3.1 acre property features 3 existing structures totaling ±14,016 SF. Main retail structure is a 2 story post and beam barn and is ±7,000 SF. This building has been a long standing successful retail location and is well known throughout the Lehigh Valley. Property also features a storage barn and a 2,800 SF barn. Property is just minutes from Rt. 33, I-78 and many Lehigh Valley's main travel highways.

PROPERTY HIGHLIGHTS

- 3.1 Acres
- Zoned: Neighborhood Commercial
- Signalized Intersection
- Near Major Thoroughfares

PROPERTY DETAILS & HIGHLIGHTS

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TRAFFIC INFO

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TRAFFIC COUNTS

Easton Ave/Scherman Blvd	15K
William Penn Hwy/Scherman Blvd	12.1K
Easton Ave/Church Rd	11.4K
Easton Avenue/Scherman Blvd	16.5K

Property Site ideally located at the signalized intersection of Easton Ave, Oakland Rd and Reeve Drive West, just minutes from Routes 378, I-78, and many of the Lehigh Valley's main travel highways.

COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① Easton Ave	Scherman Blvd - SW	14,963	2022	0.33 mi
② William Penn Hwy	Scherman Blvd - SW	12,089	2016	0.33 mi
③ Easton Ave	Church Rd - E	11,440	2022	0.48 mi
④ Easton Avenue	Scherman Blvd - NE	16,501	2022	0.49 mi
⑤ Oakland Rd	Columbia Cr - E	6,361	2022	0.51 mi
⑥ Oakland Road	Columbia Cr - E	6,457	2020	0.51 mi
⑦ Farmersville Road	Tusketee Dr - S	4,054	2020	0.61 mi
⑧ Farmersville Rd	Tusketee Dr - S	3,906	2022	0.61 mi
⑨ Easton Ave	Harvard Pl - NE	14,902	2022	0.64 mi
⑩ Green Pond Rd	Greenwood Dr - E	6,910	2022	0.74 mi



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DEMOGRAPHICS

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	1 Mile	5 Miles	10 Miles	15 Miles	10 Min. Drive
Population	6,200	53,304	108,003	400,002	114,018
5-Yr Growth	3.2%	2.7%	2.3%	2.0%	0.2%
Median Age	42	44	42	41	40
5-Yr Forecast	42	44	43	41	40
White (Black / Hispanic)	60% / 10% / 10%	64% / 10% / 10%	60% / 10% / 10%	61% / 12% / 27%	100% / 7% / 10%
5-Yr Forecast	60% / 10% / 10%	64% / 10% / 10%	60% / 10% / 10%	61% / 12% / 27%	100% / 7% / 10%
Employment	2,567	17,007	35,001	210,000	58,000
Buying Power	\$348,384	\$1,000	\$4,200	\$11,000	\$1,000
5-Yr Growth	5.0%	5.1%	5.0%	4.0%	0.6%
College Graduates	39.2%	33.2%	31.0%	25.4%	41.0%
Household					
Households	2,800	20,349	43,000	171,760	44,000
5-Yr Growth	3.2%	2.8%	2.3%	2.0%	0.2%
Median Household Income	\$118,440	\$61,460	\$76,070	\$68,010	\$67,000
5-Yr Forecast	\$121,424	\$63,012	\$80,704	\$69,774	\$67,000
Average Household Income	\$140,214	\$111,135	\$90,221	\$80,470	\$100,400
5-Yr Forecast	\$140,000	\$112,000	\$101,000	\$80,071	\$100,000
% High Income (>\$75K)	70%	60%	50%	40%	50%
Residing					
Median Home Value	\$212,101	\$200,100	\$240,000	\$213,010	\$200,000
Median Year Built	1980	1970	1967	1961	1971
Owner / Renter Occupied	66% / 34%	70% / 30%	71% / 29%	60% / 40%	70% / 30%

HOUSEHOLD INCOME

	1 Mile	5 Miles	10 Miles	15 Miles	10 Min. Drive
2000 Households by HH Income					
<\$25,000	75	2,627	1,777	8,720	6,428
\$25,000 - \$50,000	303	10,407	2,360	14,000	7,400
\$50,000 - \$75,000	304	12,214	2,400	17,100	7,424
\$75,000 - \$100,000	300	13,011	2,044	14,470	7,400
\$100,000 - \$125,000	425	14,000	2,001	14,300	6,400
\$125,000 - \$150,000	404	13,041	1,000	10,000	4,110
\$150,000 - \$200,000	303	13,211	1,000	9,000	3,913
\$200,000+	300	10,000	2,000	11,200	5,211
2000 Avg Household Income	\$140,214	\$111,135	\$90,221	\$80,470	\$100,400
2000 Med Household Income	\$118,440	\$61,460	\$76,070	\$68,010	\$67,000

CONSUMER SPENDING

	1 Mile	5 Miles	10 Miles	15 Miles	10 Min. Drive	
Total Specified Consumer Spending	\$100M	\$754,200	\$1,000	\$1,000	\$1,000	
Total Apparel	\$8,100	6.00%	\$30,700	4.00%	\$91,400	6.00%
Total Entertainment & Hobbies	\$10,000	13.00%	\$10,100	13.70%	\$247,700	13.00%
Total Food and Alcohol	\$100M	26.20%	\$100,000	27.10%	\$400,000	27.00%
Total Household	\$21,100	17.20%	\$123,100	16.70%	\$200,000	16.00%
Total Transportation/Travel	\$100M	25.41%	\$100,000	25.01%	\$400,000	25.00%
Total Health Care	\$0,000	0.74%	\$30,400	4.00%	\$90,000	0.90%
Total Education/Day Care	\$0,100	7.40%	\$40,400	6.00%	\$110,100	6.00%

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