

MSC
RETAIL



**719 STEFKO
BOULEVARD**

BETHLEHEM, PA

**18,029^{SF} FREESTANDING
BUILDING FOR SUBLEASE**



719 STEFKO BOULEVARD

BETHLEHEM, PA

18,029^{SF} FREESTANDING BUILDING AVAILABLE FOR SUBLEASE

CONTACT



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JASON BOCK

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310.321.4123

JOIN THESE TENTANTS



TALBOTS



PROPERTY DETAILS

- Well positioned along Stefko Blvd next to a recently constructed Wawa with gas
- Opportunity to lease a freestanding building in north Bethlehem just across the river from the Sands Bethlehem Casino (302 Hotel Rooms, 139,000 SF Game Space)
- Close proximity to Moravian College (1,645 Students), Lehigh University (7,119 Students), and Liberty High School (2,749 Students)
- Population over 157,000 with Household incomes over \$73,000 and over 87,000 employees all within 5 miles

DEMOGRAPHICS



EST. POPULATION

1 mi 18,643 | 3 mi 95,706 | 5 mi 157,608



EST. TOTAL EMPLOYEES

1 mi 7,894 | 3 mi 51,137 | 5 mi 87,853



EST. AVG HH INCOME

1 mi \$53,725 | 3 mi \$66,211 | 5 mi \$73,470

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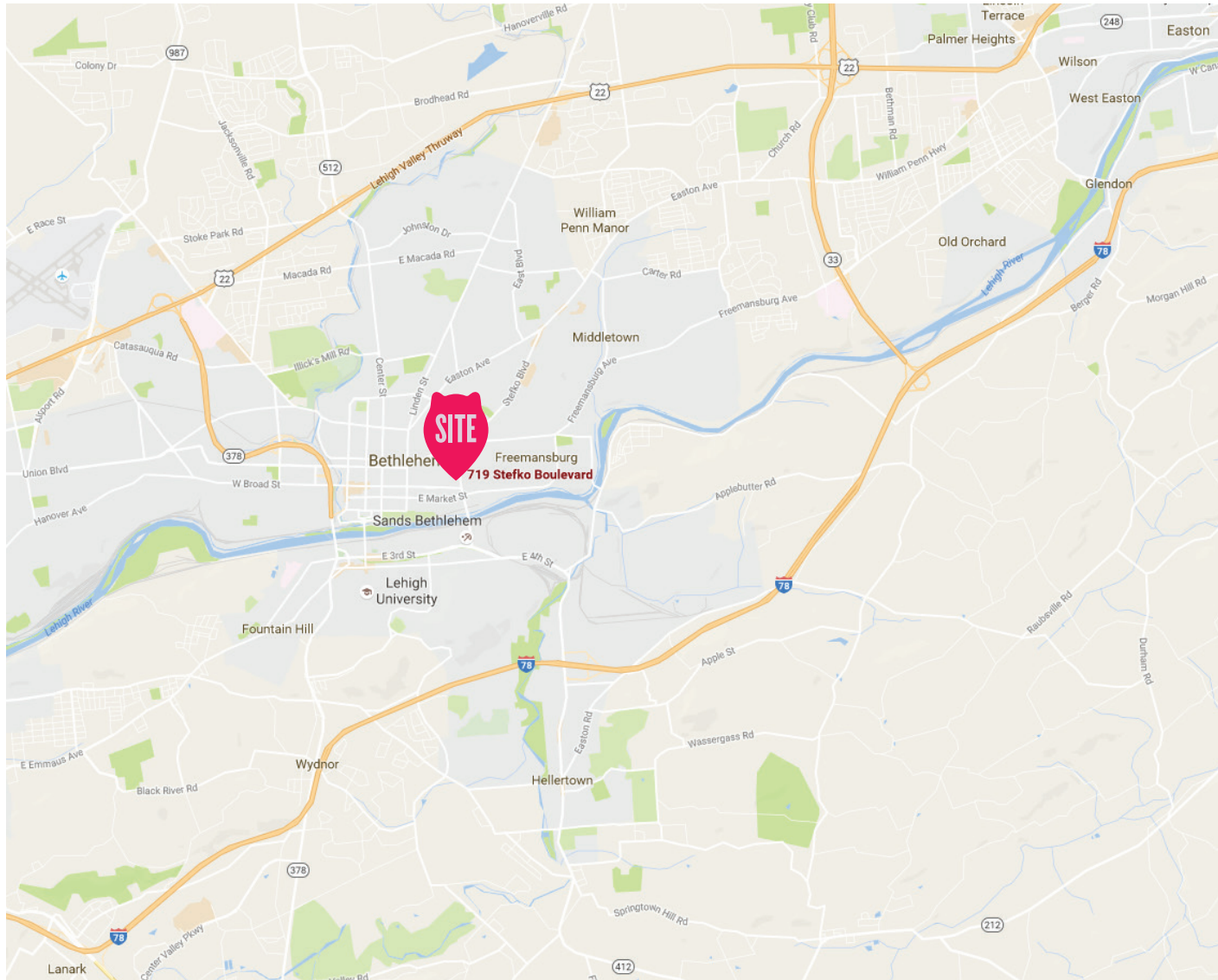
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FLOOR PLAN

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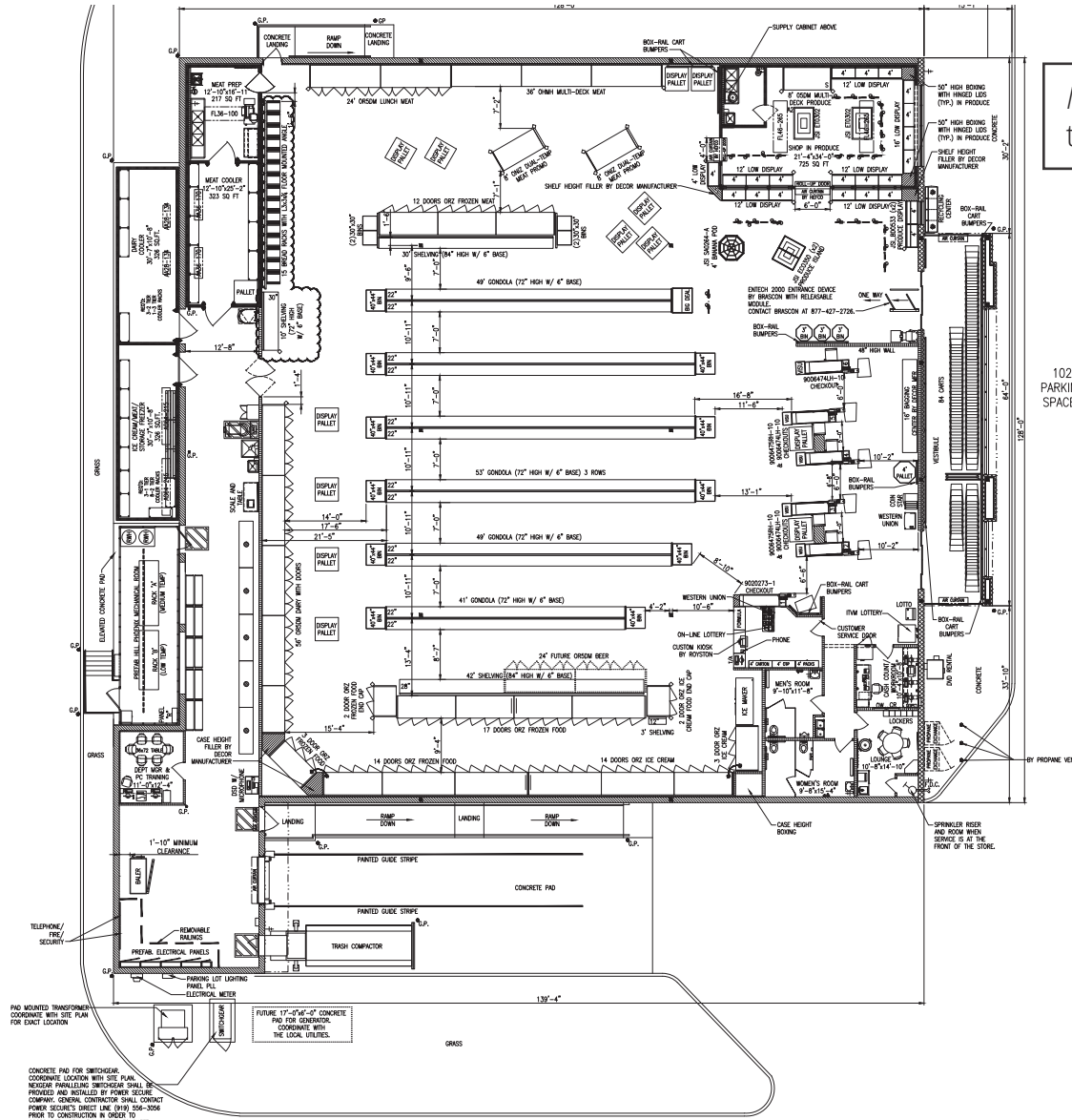
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Note: All equipment within the store has been removed

102 PARKING SPACES

CONCRETE PAD FOR SWITCHGEAR
COORDINATE LOCATION WITH SITE PLAN.
NEEDS PARALLELING SWITCHGEAR SHALL BE
PROVIDED AND INSTALLED BY POWER SERVICE
COMPANY. GENERAL CONTRACTOR SHALL CONTACT
POWER SERVICE'S DISTRICT LINE (PH) 546-5064
PRIOR TO CONSTRUCTION IN ORDER TO
PROGRAMMATIC DESIGN. REFER TO SURVEY

FUTURE 17'-0\"/>

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AERIAL

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