

SALE

765 Blue Mountain Avenue

765 BLUE MOUNTAIN AVENUE

Walnutport, PA 18088

PRESENTED BY:

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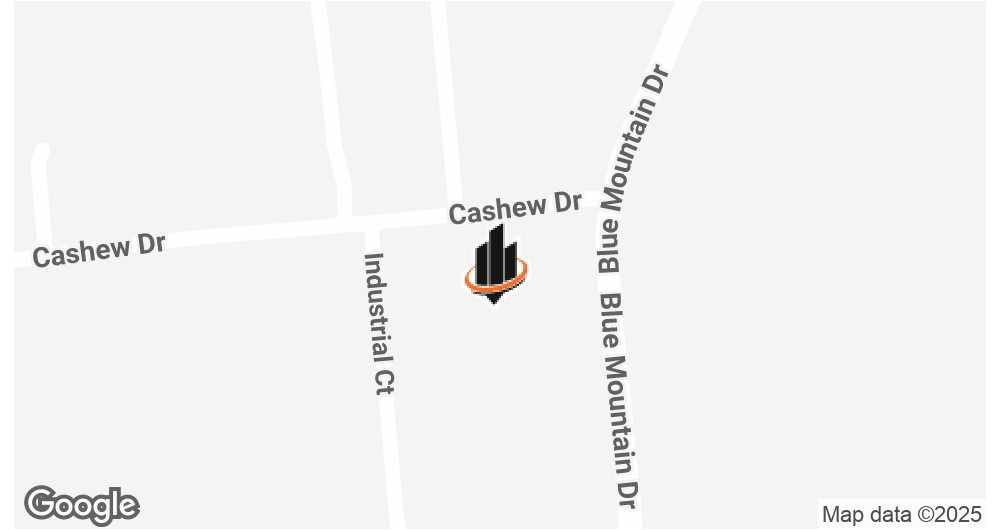
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	5,000 SF
LOT SIZE:	1.94 Acres
ZONING:	Industrial
TOWNSHIP:	Lehigh Township
COUNTY:	Northampton

PROPERTY OVERVIEW

5,000 SF free standing commercial building with two drive-thru lanes, ample parking and great visibility available for sale in Walnutport, PA. Available property is zoned Industrial offering a variety of uses.

PROPERTY HIGHLIGHTS

- 5,000 SF commercial building
- Redevelopment opportunity
- Owner/user
- Former bank location
- Zoned Industrial allowing agricultural businesses, automobile sales/serving, car washes, machine shops, manufacturing and many more

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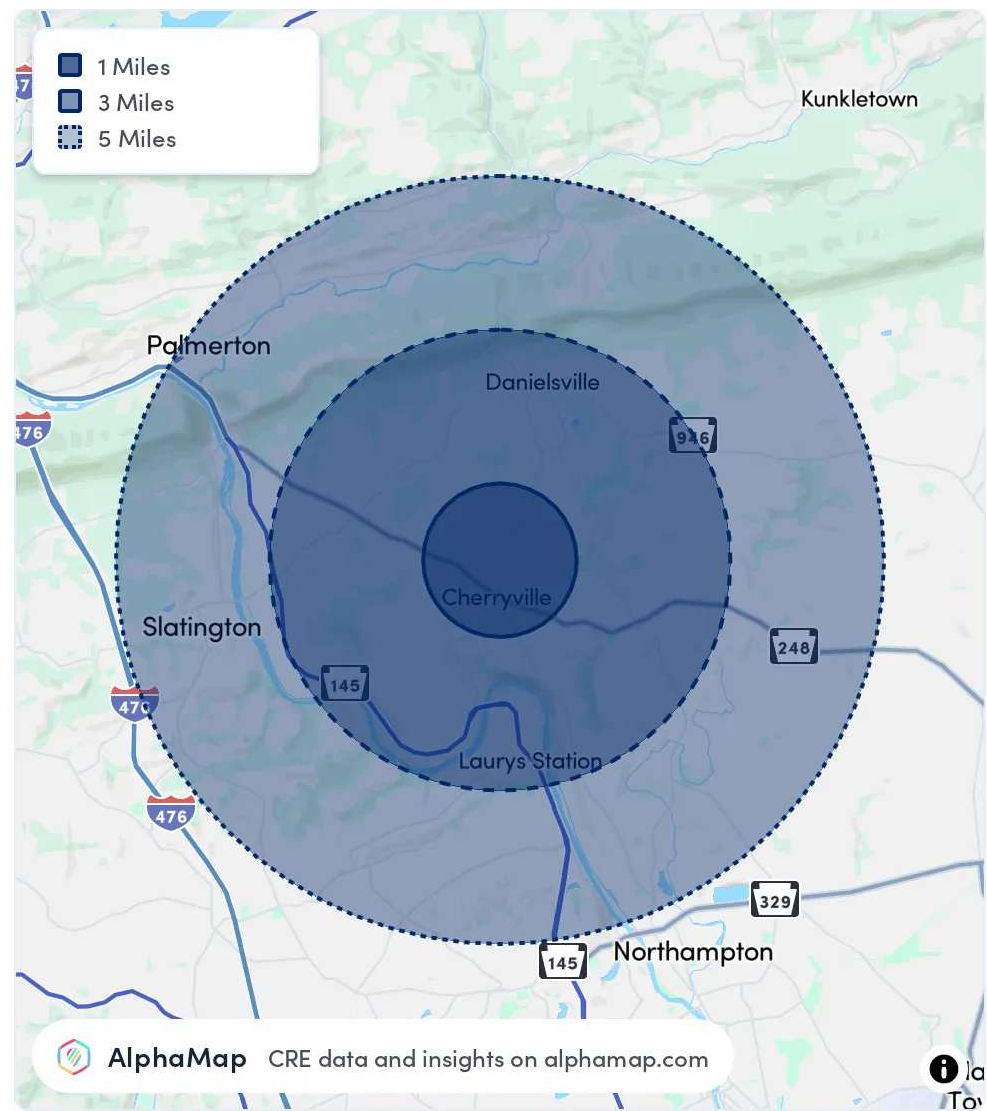
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,700	11,324	36,929
AVERAGE AGE	46	46	45
AVERAGE AGE (MALE)	46	45	44
AVERAGE AGE (FEMALE)	47	47	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	651	4,554	15,074
PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$107,450	\$104,845	\$101,551
AVERAGE HOUSE VALUE	\$350,634	\$309,409	\$298,271
PER CAPITA INCOME	\$41,326	\$41,938	\$42,312

Map and demographics data derived from AlphaMap



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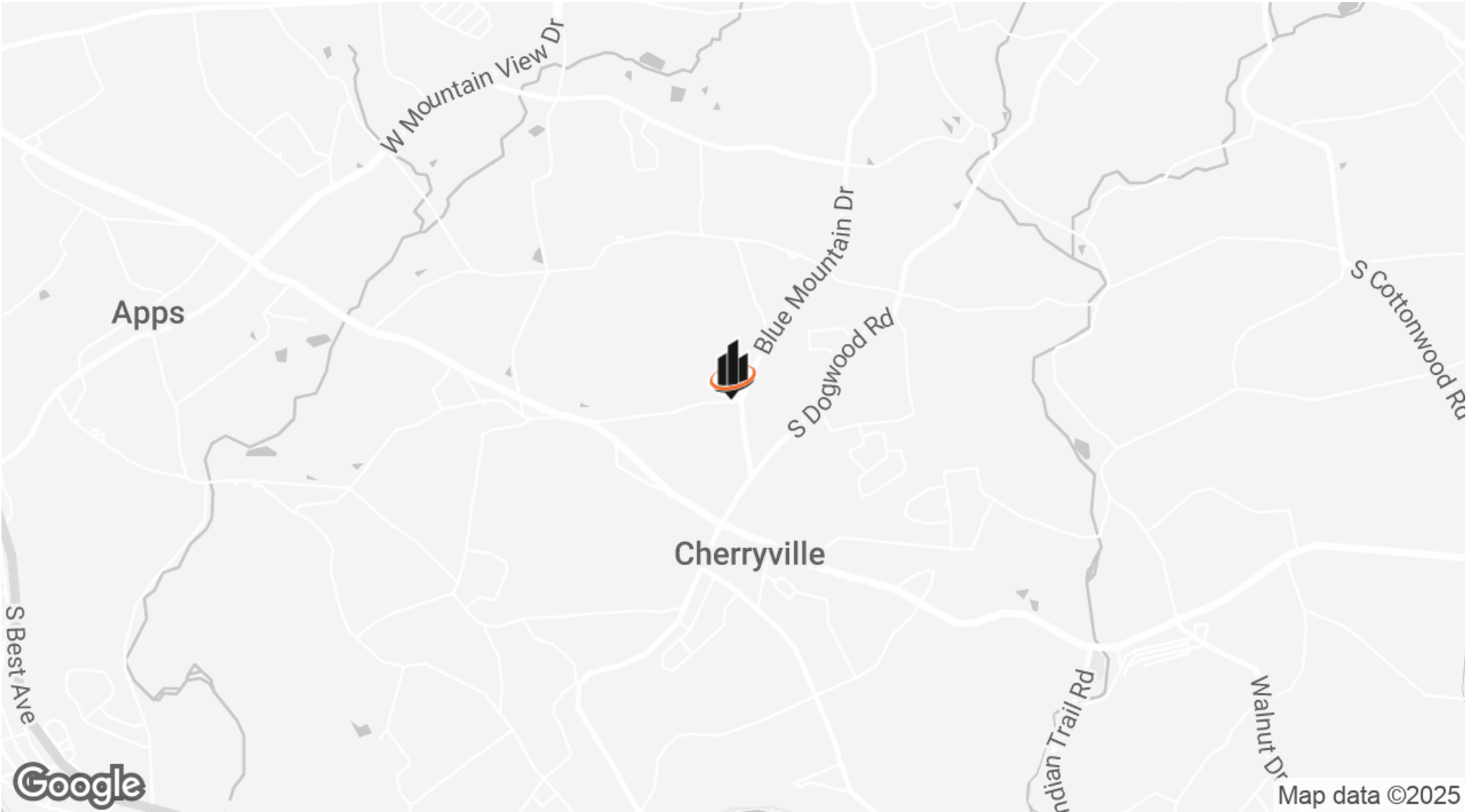
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LOCATION MAP



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