

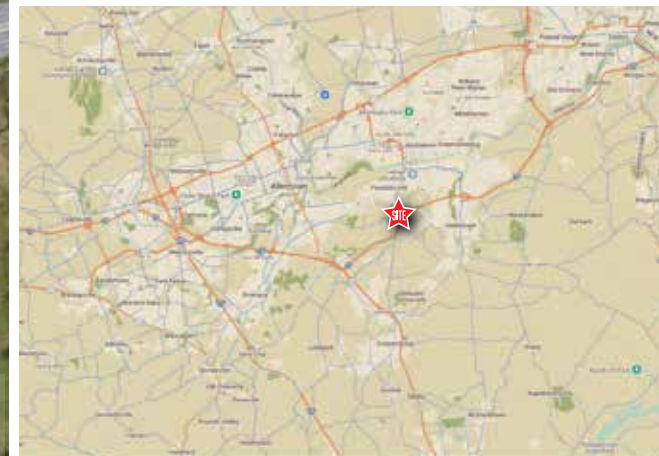
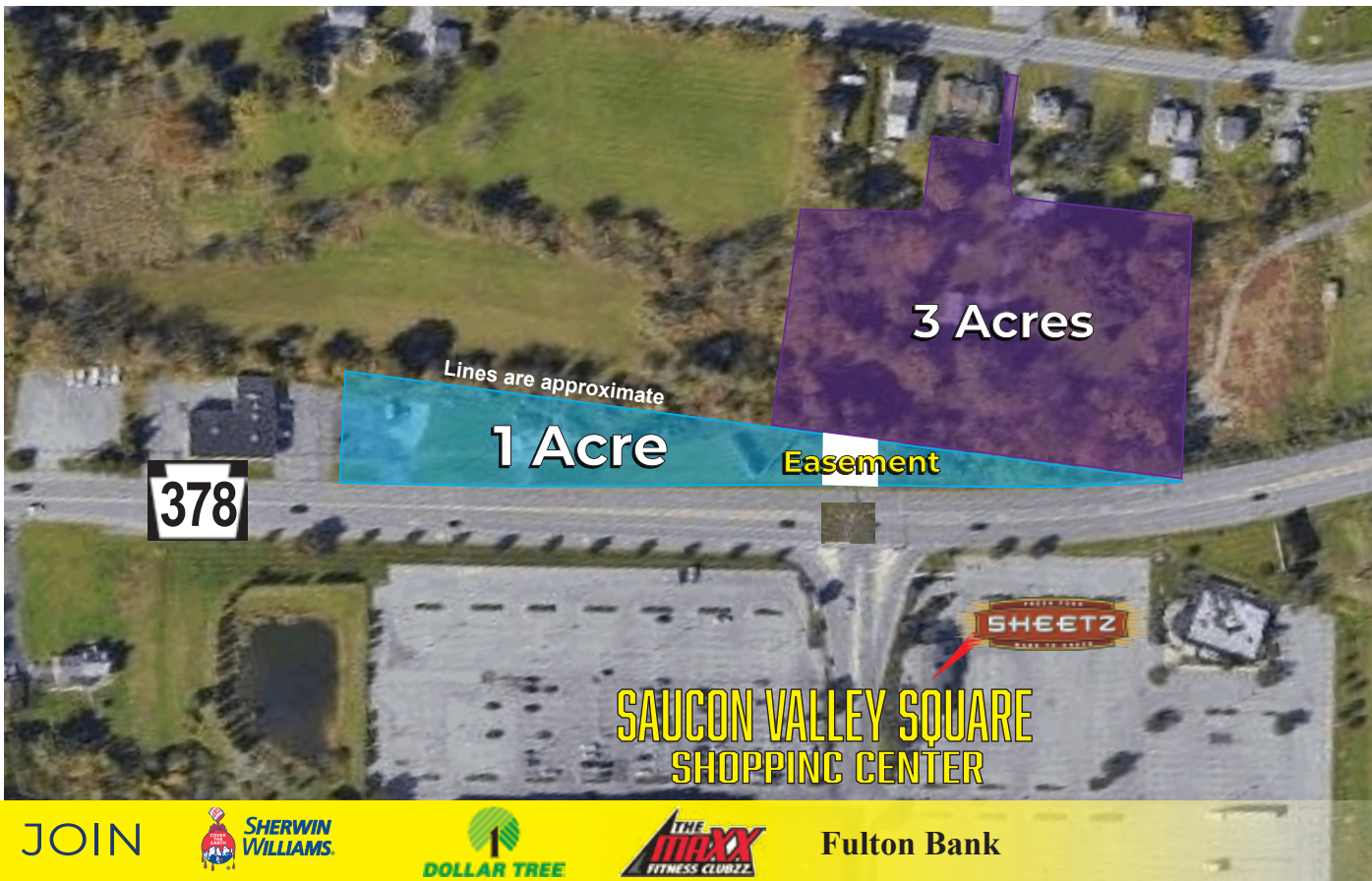
RT. 378 | 1 ACRE PAD | FOR GROUND LEASE

3672 Route 378 | Bethlehem, PA 18015 | Northampton County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



JOIN



Fulton Bank

+/- 1 ACRE
Parcel Size

IMMEDIATE
Availability

LEASE/SF
Upon Request

PROPERTY INFORMATION

- Available GROUND LEASE Opportunity Zoned Commercial with 2 existing PA DOT curb cuts to Rt. 378
- Located on well traveled Rt 378 with 21,470 VPD
- Water, Sewer and Gas available
- Adjacent to Sherwin Williams and Across from Dollar Tree and proposed Sheetz
- 3 Acre (in PURPLE) zoned Village Center is also available

Demographics	1 Mile	2 Miles	3 Miles
Population	3,501	28,347	69,265
Average HH Income	\$188,156	\$103,952	\$106,074
Total Businesses	109	708	2,490
Number of Employees	552	6,806	28,684
Traffic Counts	Rt. 378: 21,470 VPD Black River Rd.: 3,650 VPD		
Data Source: Sites USA REGIS™ 2025			

FOR MORE INFORMATION JAMES M. SMITH 610-941-4034 x144
PLEASE CONTACT: JSMITH@LPRE.COM 484-239-8777 CELL



LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 082726

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REGIONAL AERIAL



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SITE PLAN

Old Philadelphia Pike

3 Acres

1 Acre

Easement

Lines are approximate

Route 378 21,470 VPD

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DEMOGRAPHICS

Population	1 Mile	2 Miles	3 Miles
Population (Est. 2025)	3,501	28,347	69,265
Projected Population (2030)	3,424	28,551	70,145
Projected Annual Growth (2025 to 2030)	-0.4%	0.1%	0.3%

Households & Growth

Households (2025)	1,298	9,375	26,344
Projected HH (2030)	1,291	9,626	27,237
HH Growth with Children (2025 to 2030)	29.8%	32.2%	28.4%

Income

Average HH Income (Est. 2025)	\$188,156	\$103,952	\$106,074
Median HH Income (2025)	\$134,561	\$72,836	\$72,822

Daytime Population

Total Businesses (2025)	109	708	2,490
Number of Employees (2025)	552	6,806	28,684

Education

High School Graduate	25.8%	31.7%	30.6%
Some College	10.6%	15.4%	16.1%
Bachelor Degree	25.5%	15.4%	19.7%
Graduate	28.6%	15.8%	15.1%

Traffic Counts:

Rt. 378: 21,470 VPD • Black River Rd.: 3,650 VPD

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP

