

Executive Summary

Route 100 Corporate Center

2970 Corporate Court, Orefield, PA 18069



OFFERING SUMMARY

Available SF:	1,100-2,200 SF
Lease Rate:	\$12.00-\$16.00/ SF/YR (Full Service)
Lot Size:	5 Acres
Building Size:	13,500 SF
Building Class:	A
Ceiling Height:	9.0 FT
Year Built:	1996
Renovated:	2018
Zoning:	Village Commercial
Market:	Lehigh Valley
Sub Market:	Fogelsville

PROPERTY DESCRIPTION

2970 Corporate Court is a three story, 13,500 sf office building that is above average in every way. Superior construction & detailing, all independent access suites and distinctive interiors.

The suites are offered for lease on a Full Serve basis (all taxes, insurance and utilities are included in the quoted lease rate).

PROPERTY HIGHLIGHTS

- Beautiful Country Setting
- Easy Access to I 78
- Competitive Full Service Lease Rates
- Quality Construction

Tom Skeans, CCIM

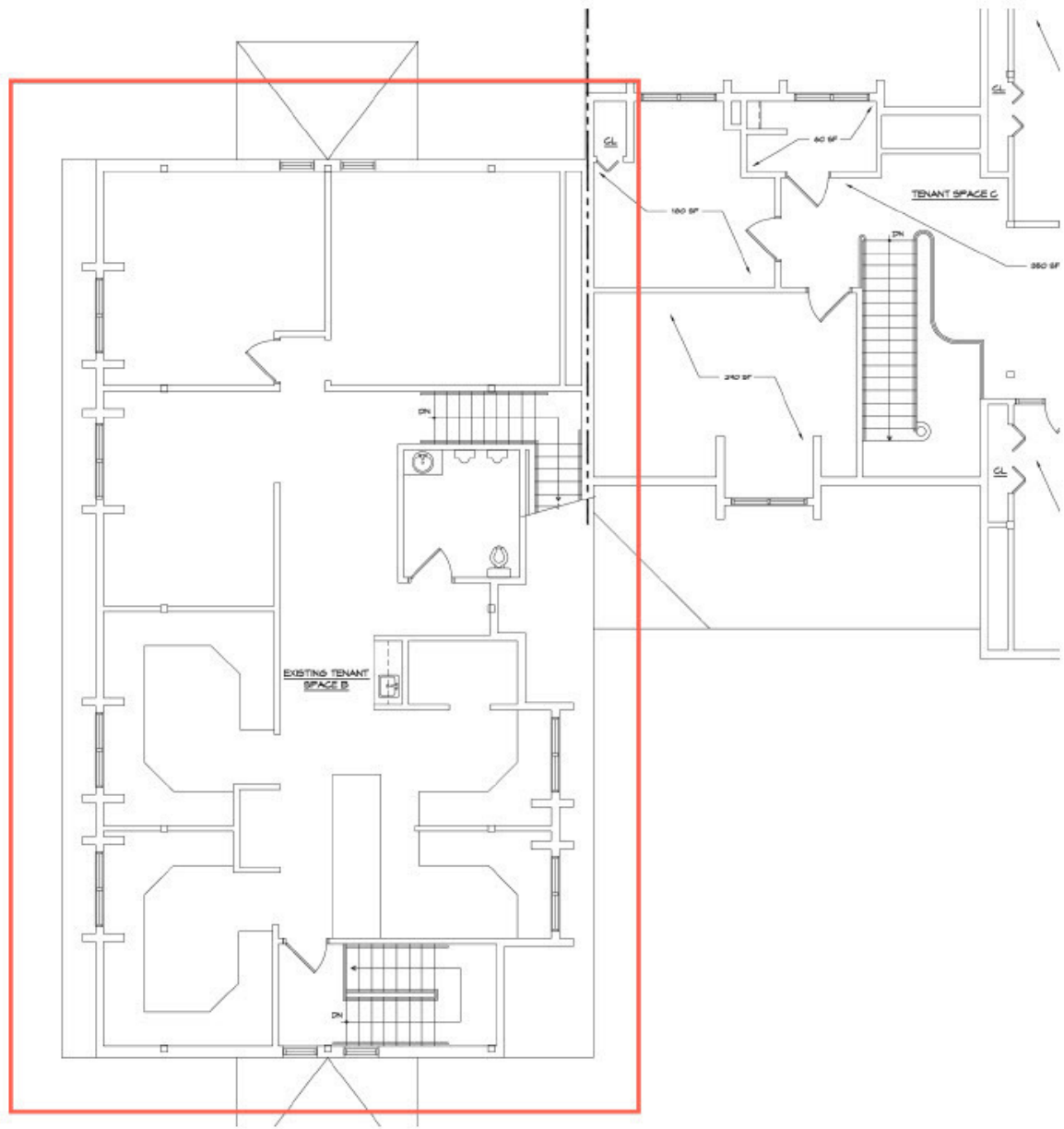
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Suite 2 Floor Plan

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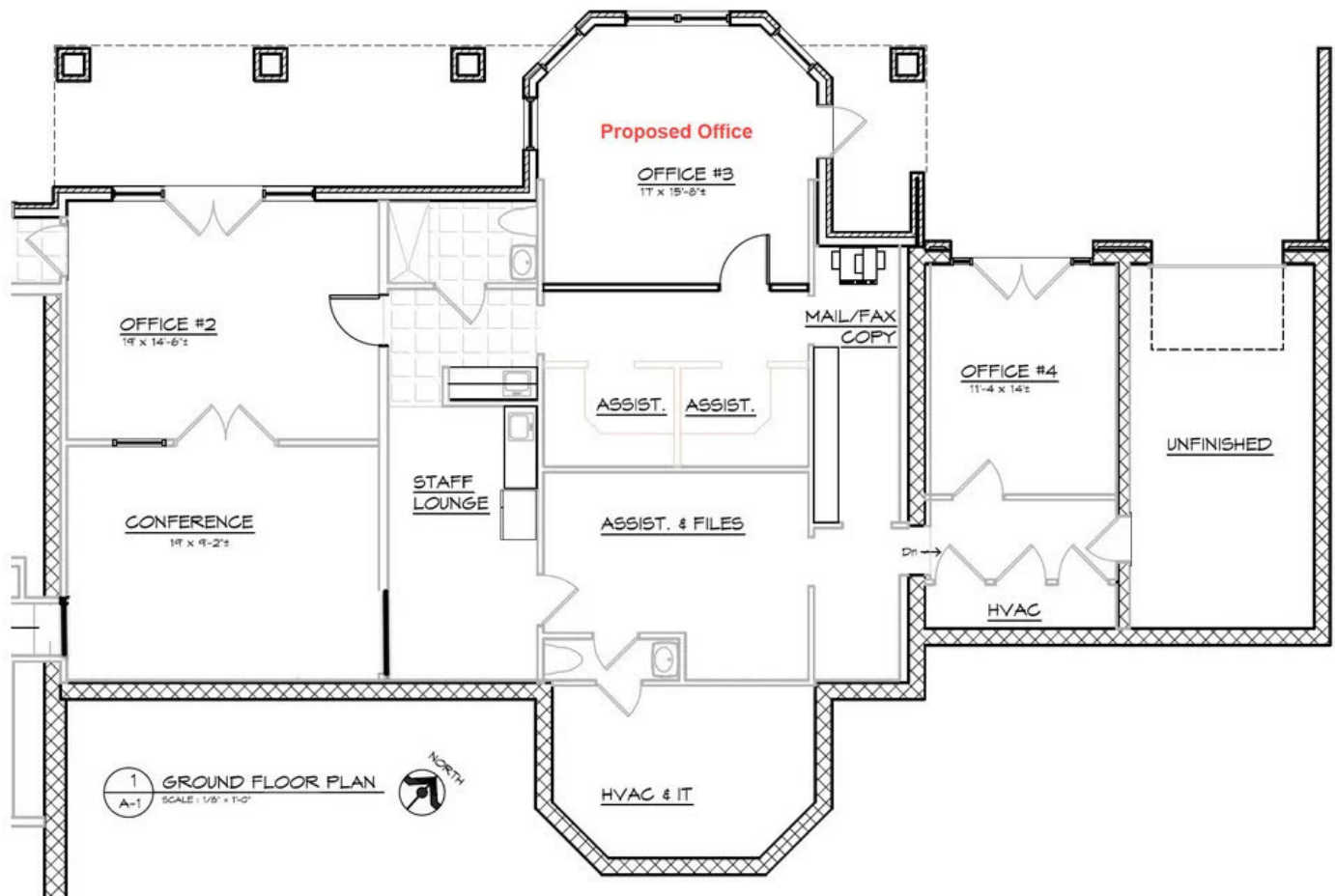
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Suite 5 Floor Plan

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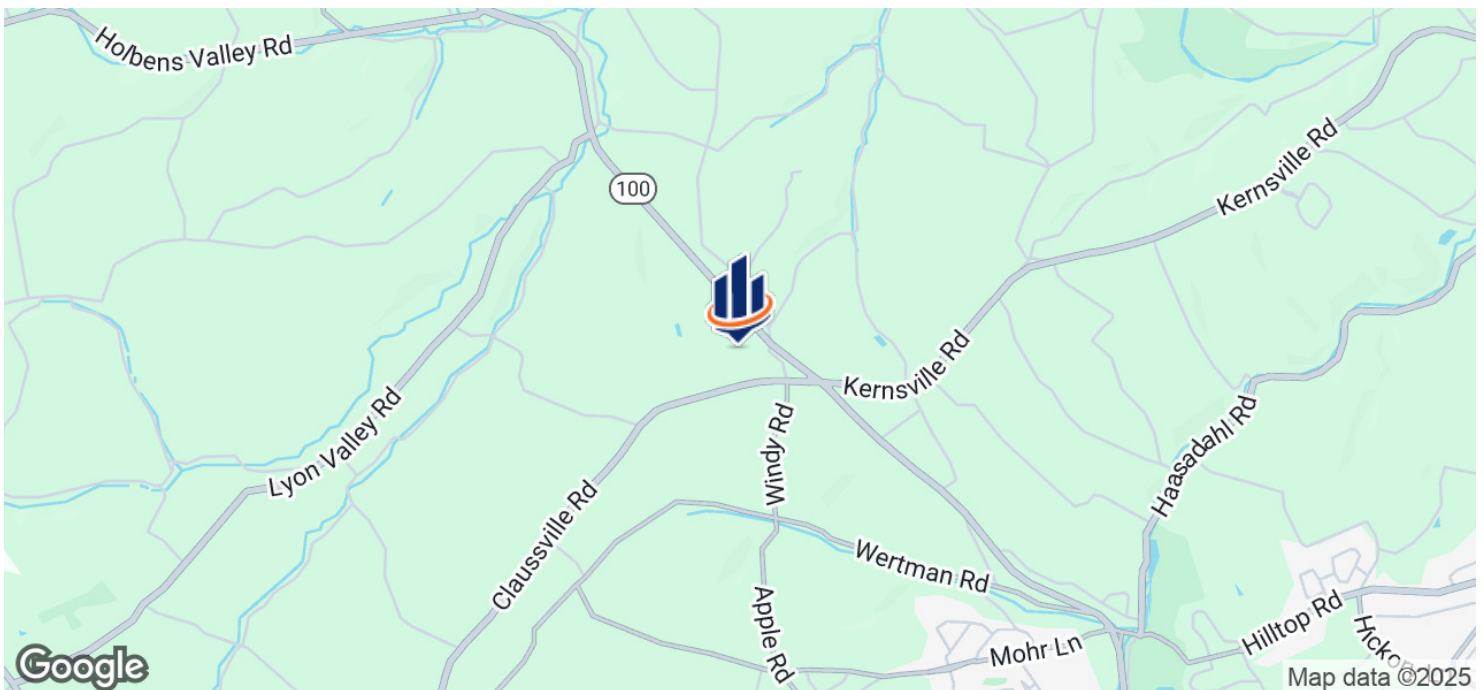
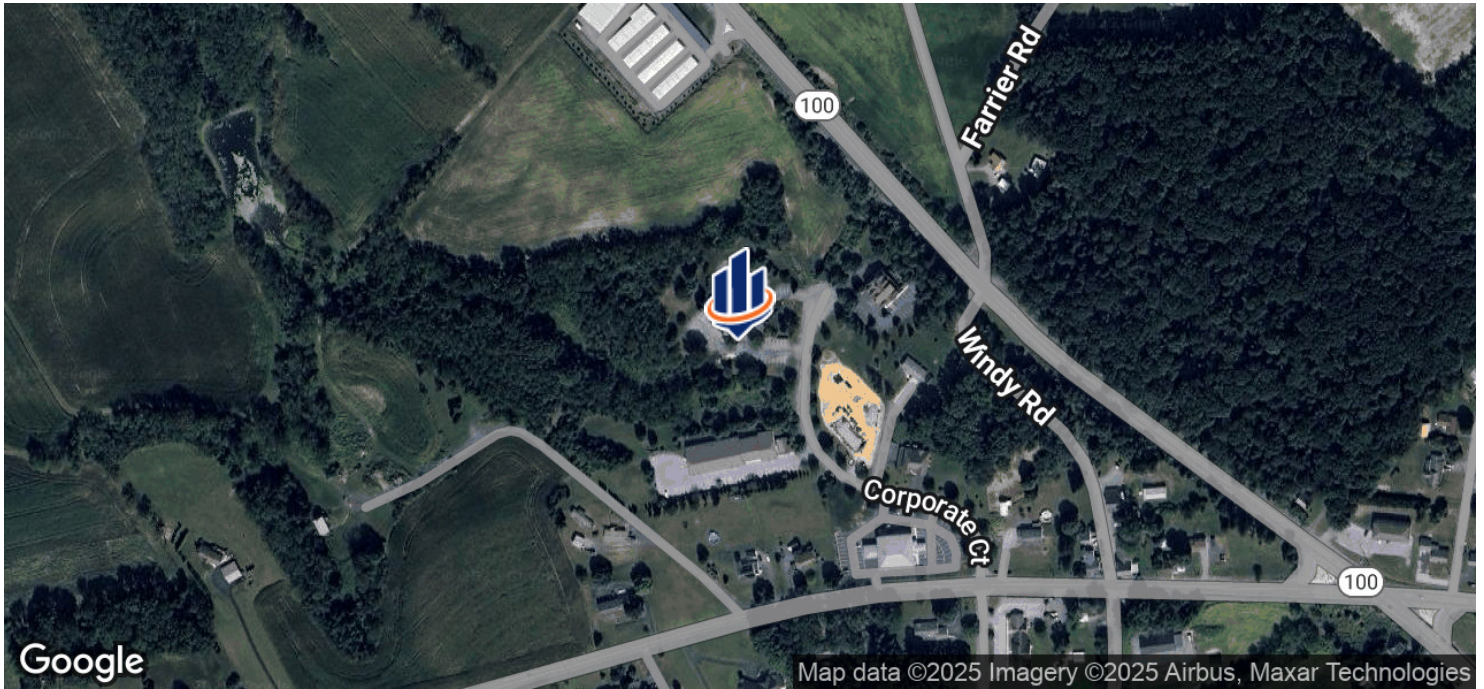
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Location Maps

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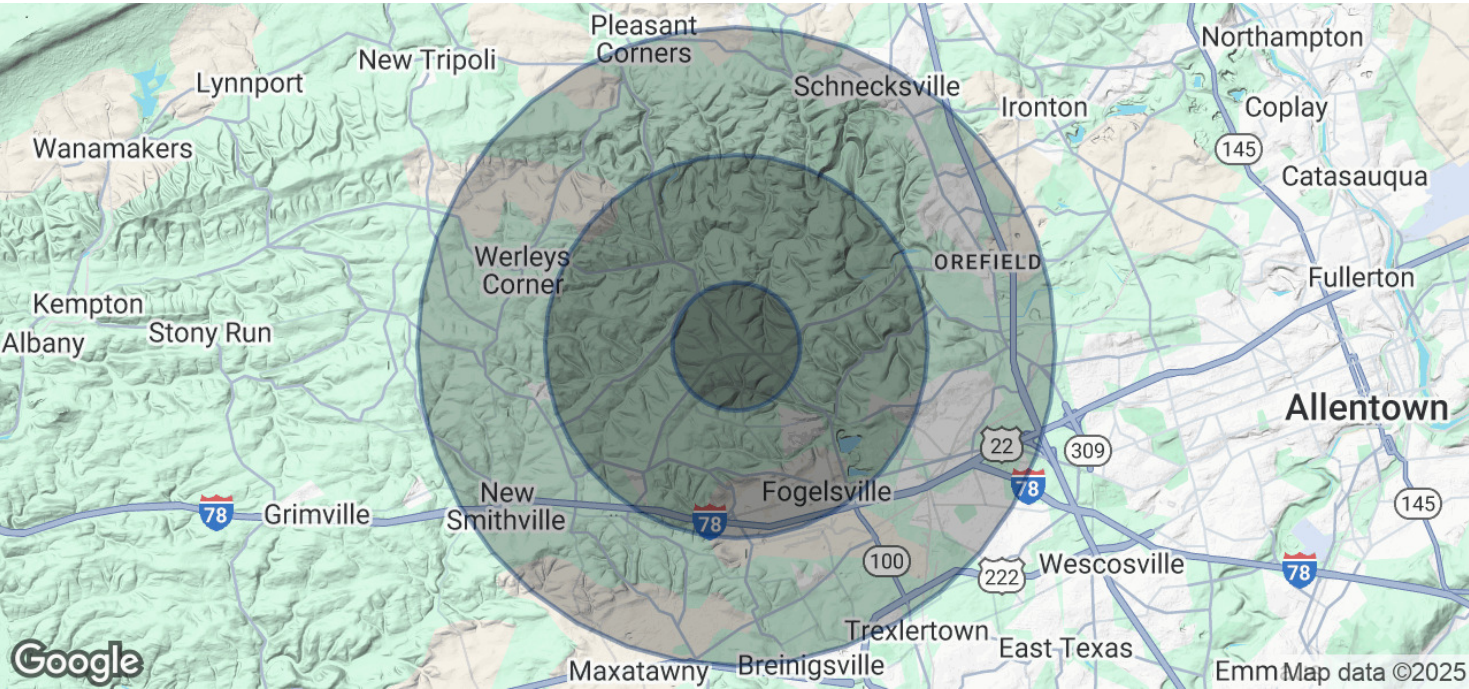


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Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	511	6,448	25,046
Average Age	44.1	42.6	42.6
Average Age (Male)	43.7	42.2	41.9
Average Age (Female)	44.5	42.7	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	192	2,399	9,442
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$102,447	\$100,064	\$97,035
Average House Value	\$361,631	\$332,950	\$310,126

2020 American Community Survey (ACS)

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