



### PROPERTY SUMMARY

Discover an exceptional residential investment opportunity at 836 Constitution Drive in Allentown, PA. Zoned RM - Medium Density Residential, this property has preliminary approval for 190 apartments, but can be optimized for other residential development. With access to public utilities and water/sewer services, this prime location in the high-demand area of Allentown presents an enticing prospect for residential investors.

### PROPERTY HIGHLIGHTS

- Zoned RM - Medium Density Residential
- Prime location in the Lehigh Valley area
- Has preliminary approval for 190 apartments
- Ideal for other residential plans
- Access to public utilities



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PA #RS336831



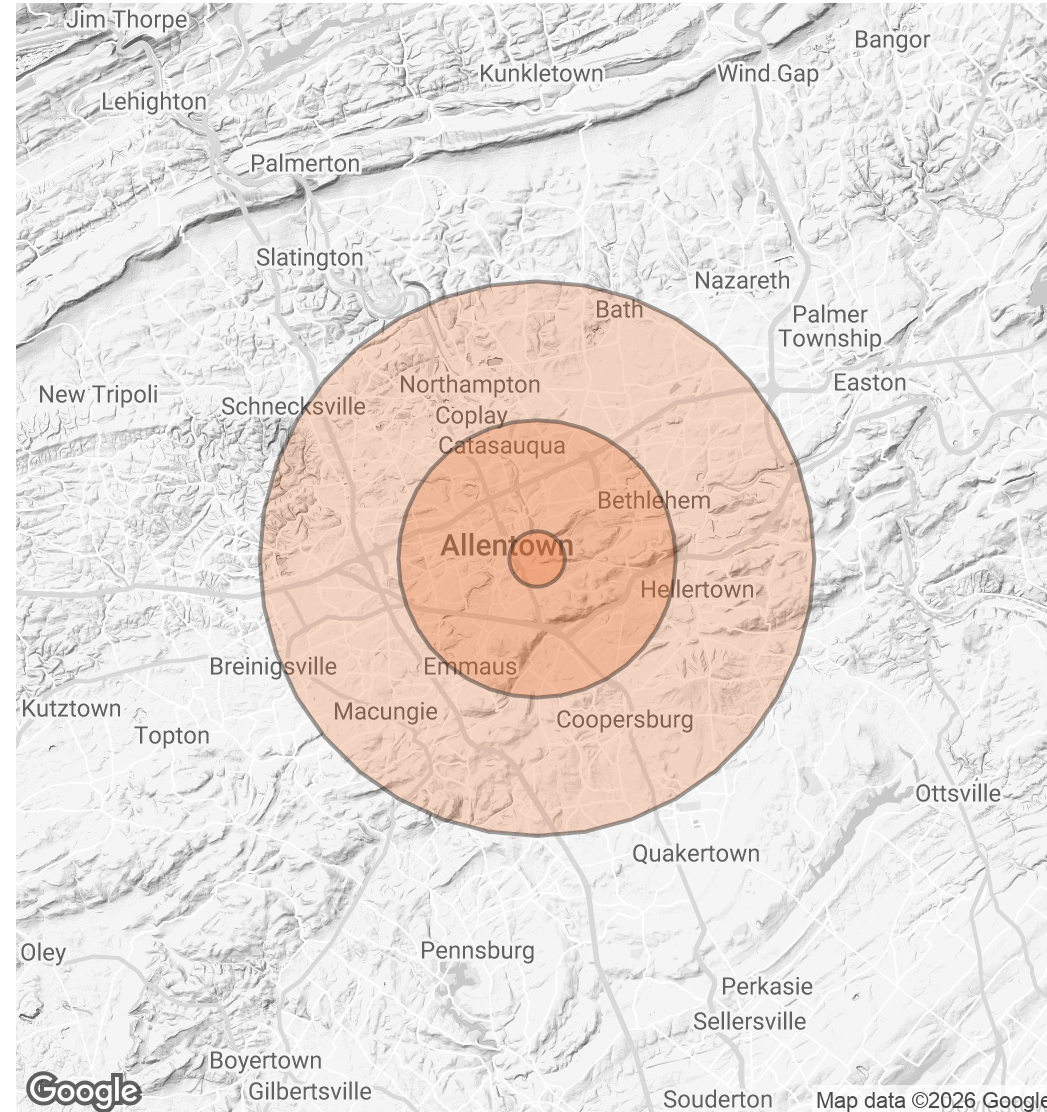
# Demographics Map & Report

**17.5 Acres Ready for Development**

836 Constitution Drive, Allentown, PA 18103

POPULATION	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	17,867	259,873	482,757
<b>AVERAGE AGE</b>	34.9	37.6	40.6
<b>AVERAGE AGE (MALE)</b>	34.7	36.4	39.2
<b>AVERAGE AGE (FEMALE)</b>	37.2	39.1	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	6,846	98,490	185,507
<b># OF PERSONS PER HH</b>	2.6	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$66,671	\$88,167	\$108,217
<b>AVERAGE HOUSE VALUE</b>	\$233,285	\$259,403	\$310,792

2023 American Community Survey (ACS)



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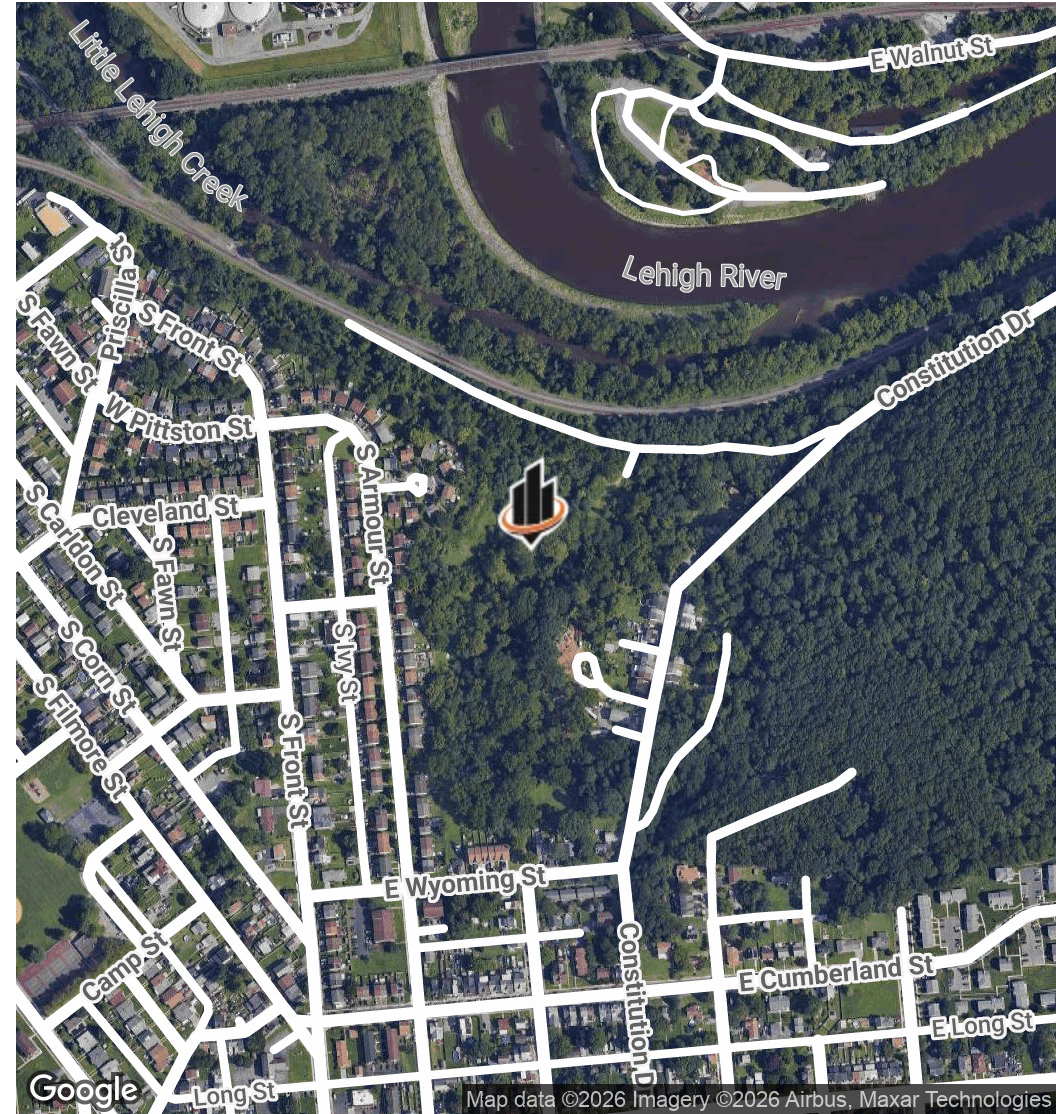
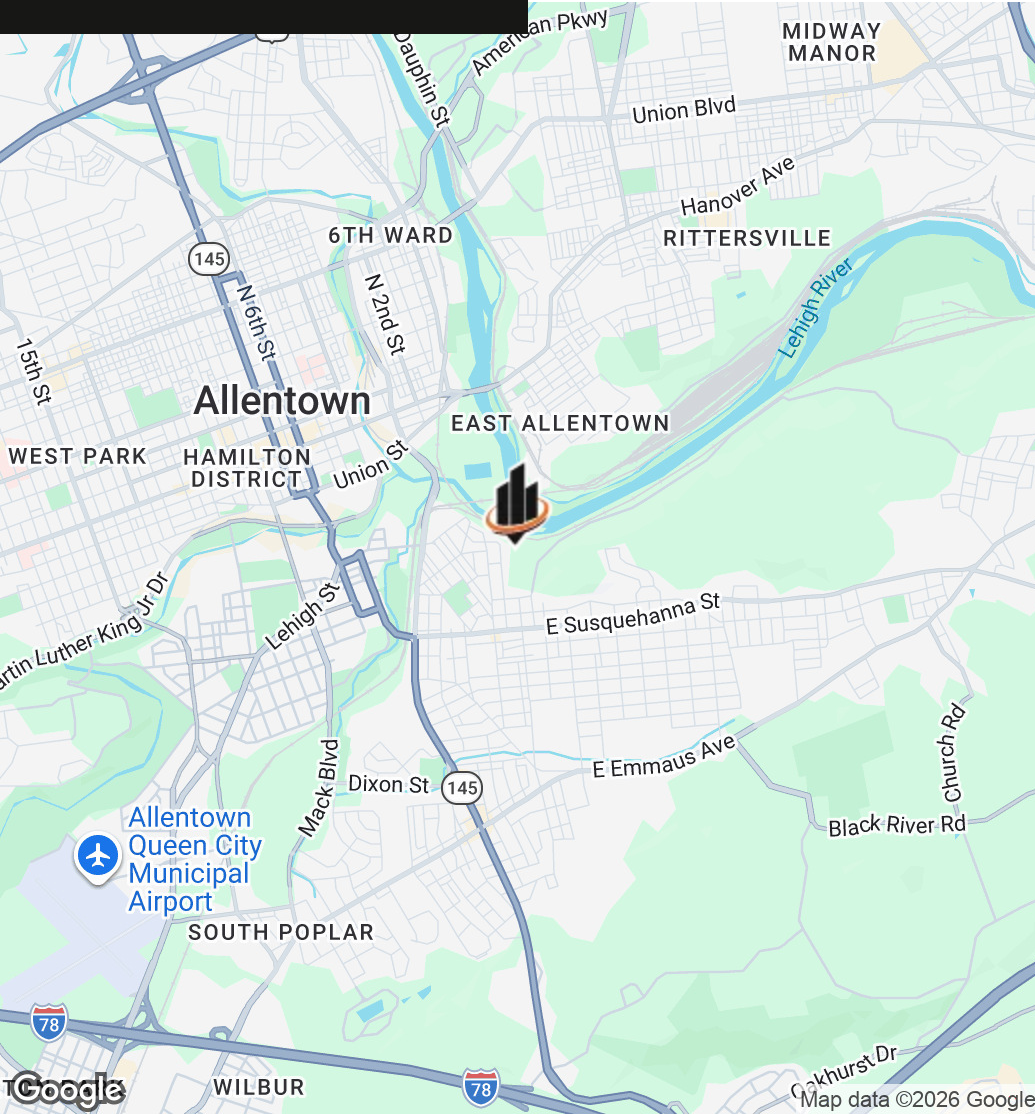




# Location Maps

17.5 Acres Ready for Development

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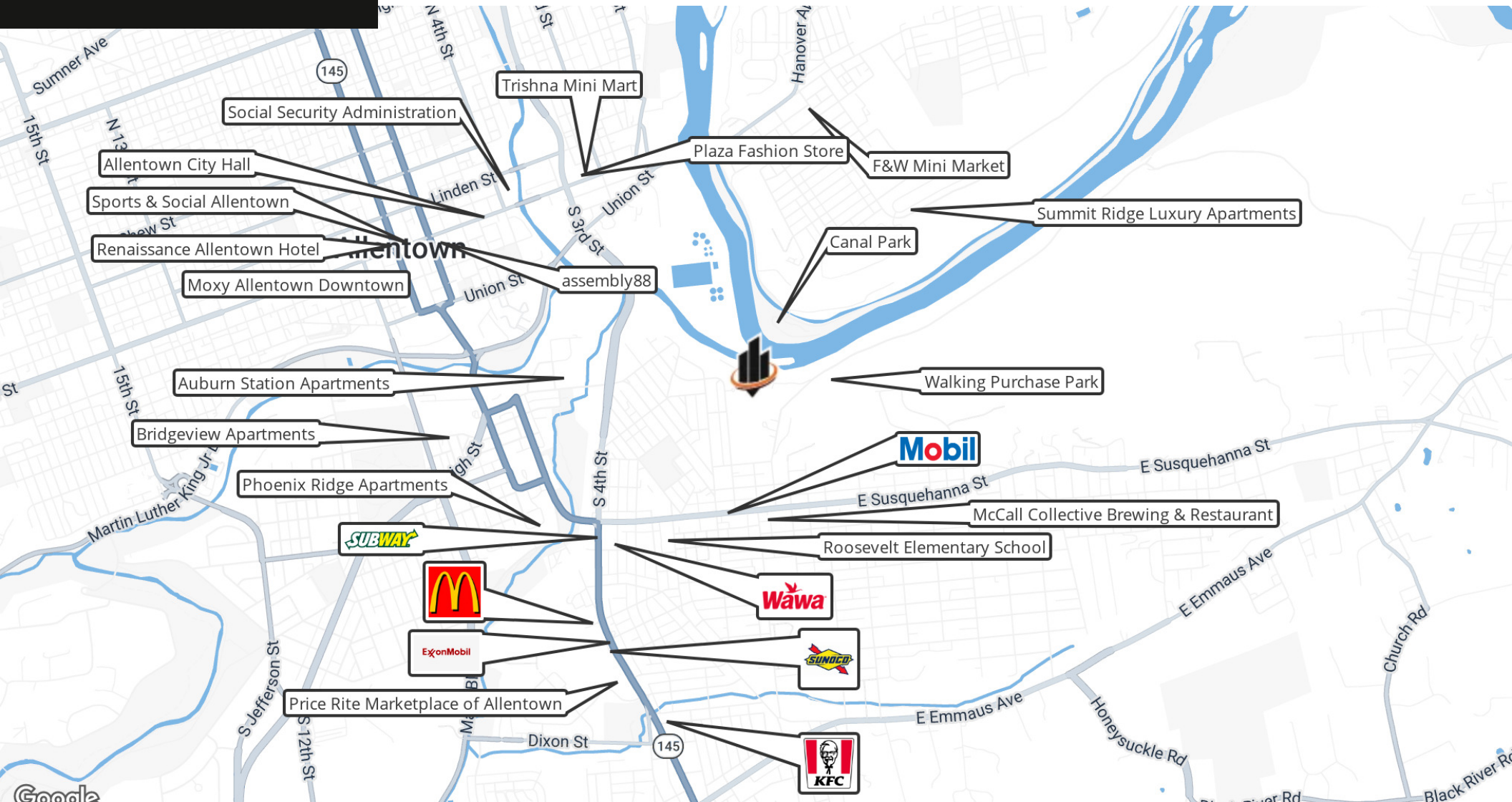
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