



**ATLAS**  
REALTY ADVISORS

**SALE OR LEASE**

**FULLY EQUIPPED AUTO REPAIR SHOP | 24,500 +/- AADT | SIGNALIZED INTERSECTION**



\*Disclaimer: Photo depicts property condition after planned improvements are completed\*

**4094 CHESTNUT ST | EMMANUS, PA 18049**



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## Disclaimer

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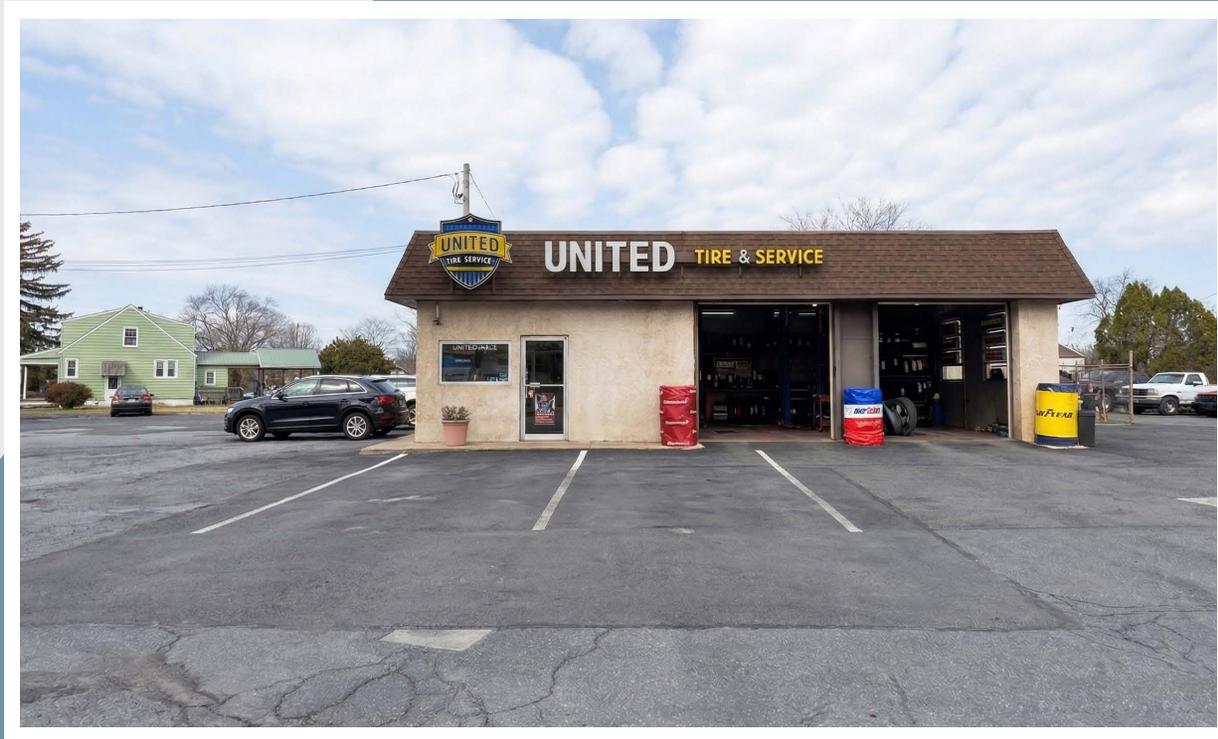
Location Highlights

Property Highlights

Property Photos

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Demographics



# PROPERTY INFORMATION

## PROPERTY HIGHLIGHTS

- ⓐ **Multi-Building Automotive/Flex Complex** – Three freestanding buildings totaling ±5,200 SF on ±0.75 acres, purpose-built for automotive or heavy-service uses with 8 overhead doors across front, middle, and rear structures
- ⓐ **Heavy Lift Capacity** - Four lifts total including two 9,000 lb lifts, a 15,000 lb in-ground lift, and a 15,000 lb alignment lift; rear building features 16' clear height and three 12'x14' drive-in doors
- ⓐ **Ample Parking & Outdoor Storage** - Nearly fully paved ±0.75-acre lot provides generous customer parking, vehicle staging, and outdoor storage capacity

## LOCATION HIGHLIGHTS

- ⓐ **High-Visibility Corner Location** – Situated at a signalized intersection on Route 29 (Chestnut Street) with an estimated 24,500 vehicles per day, offering exceptional traffic exposure and ease of access for customers and tenants
- ⓐ **Excellent Regional Access** – Minutes from I-78 and Route 309, with convenient reach to Allentown (5 miles), Philadelphia (53 miles), and NYC (92 miles)
- ⓐ **Affluent Trade Area** – Average household income exceeding \$130,000 and a highly educated population in one of Pennsylvania's most consistently top-ranked communities
- ⓐ **Established Commercial Corridor** – Surrounded by a dense mix of national retailers, restaurants, and service businesses with strong co-tenancy throughout the immediate area

## PRICING:

Sale Price:	\$1,300,000
Lease Rate:	\$15 PSF, NNN
Taxes:	\$10,345 / Year

## PARCEL:

Property Address:	4094 Chestnut St, Emmaus, PA
Parcel ID:	

## PROPERTY INFORMATION:

Total SF:	5,200 +/- SF
Total Lot Size:	0.75 +/- Acres
Total Bays/Overhead Doors:	8
Utilities:	Electric, Well Water, Public Sewer, Natural Gas
Roofs:	All roofs sealed/repared in 2025
Zoning:	Commercial
Municipality:	Upper Milford Township
Traffic:	24,500 +/- AADT

# BUILDING DETAILS

## FRONT BUILDING



**Size:** 1,134 +/- SF

**Clear Height:** 12'

**Bays:** Two 10'x10' doors

**Lifts:** Two 9,000 lb lifts

**Office:** 600 +/- SF, 2 Bathrooms, Window AC

**Heat:** Natural Gas Forced Air

## MIDDLE BUILDING



**Size:** 1,672 +/- SF

**Clear Height:**

**Bays:** One 10' x 10' doors  
Two 10' x 12' doors

**Lifts:** One in-ground 15,000 lb lift,  
one 15,000 lb tire alignment lift

**Heat:** Natural Gas Forced Air

## REAR BUILDING



**Size:** 2,400 +/- SF

**Clear Height:** 16'

**Bays:** Three 12' x 14' doors

**Heat:** None

**Power:** Seperate 200amp service

# INTERIOR PHOTOS



# EXTERIOR PHOTOS

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# AERIAL VIEW



# AMENITY MAP



# ZONING: COMMERCIAL

## PERMITTED BY RIGHT

### Residential

- Single Family Detached Dwelling
- Group Home within a lawful existing dwelling unit
- Conversion of an Existing Building to Increased Dwelling Units

### Commercial

- Bakery, Retail
- Bed and Breakfast Inn
- Beverage Distributor (wholesale and/or retail)
- Bus Maintenance or Storage Yard
- Bus Stop (local and inter-city)
- Campground (non-RV)
- Car Wash
- Catering, Custom (off-site consumption)
- Conference Center
- Construction Company / Tradesperson's Headquarters
- Crafts or Artisan's Studio
- Custom Printing/Copying/Faxing/Mailing/Courier
- Exercise Club
- Financial Institution (including banks with drive-through)
- Flea Market / Auction House
- Funeral Home
- Garden Center, Retail
- Golf Course
- Hotel or Motel
- Industrial Equipment Sales, Rental and Service
- Laundromat
- Laundry, Commercial or Industrial
- Lumber Yard
- Office (including medical labs)
- Personal Services (tailoring, hair, dry cleaning, etc.)
- Picnic Grove, Commercial
- Plant Nursery
- Recording Studio, Music
- Recreation, Commercial Indoor
- Recreation, Commercial Outdoor
- Repair Service, Household Appliance
- Restaurant or Banquet Hall (with and without drive-through)
- Retail Store / Shopping Center
- Self-Storage Development
- Target Range, Firearms (completely indoor/enclosed)
- Tattoo or Body Piercing Establishment

- Trade/Hobby School
- Veterinarian Office
- Wireless Communications Facility (on existing structures)

### Institutional/Semi-Public

- Cemetery
- College or University
- Community Recreation Center / Library
- Cultural Center or Museum
- Day Care Center, Adult and Child
- Hunting and Fishing Club
- Maintenance Facilities (on-site grounds)
- Membership Club
- Nursing Home / Personal Care Home / Assisted Living
- Place of Worship
- School, Public or Private (Primary or Secondary)
- Swimming Club / Non-household Swimming Pool
- U.S. Postal Service Facility

### Public/Semi-Public

- Township Government Uses
- Publicly Owned Recreation Park
- Industrial
- Food (Human) and Beverage Products (industrial scale)
- Industrial Equipment Sales, Rental and Service
- Packaging
- Photo Processing, Bulk
- Printing or Bookbinding
- Prototypes (accessory to R&D)
- Research and Development / Engineering / Testing Lab
- Sawmill / Planing Mill
- Sporting Goods, Toys, Games, Musical Instruments, Signs (manufacture)
- Welding
- Wholesale Sales (other than motor vehicles)
- Wood Products and Furniture (manufacture)

### Accessory

- Bees, Keeping of
- Bus Shelter
- Day Care (accessory to Place of Worship)
- Day Care (max 3 adults/youth accessory to dwelling)

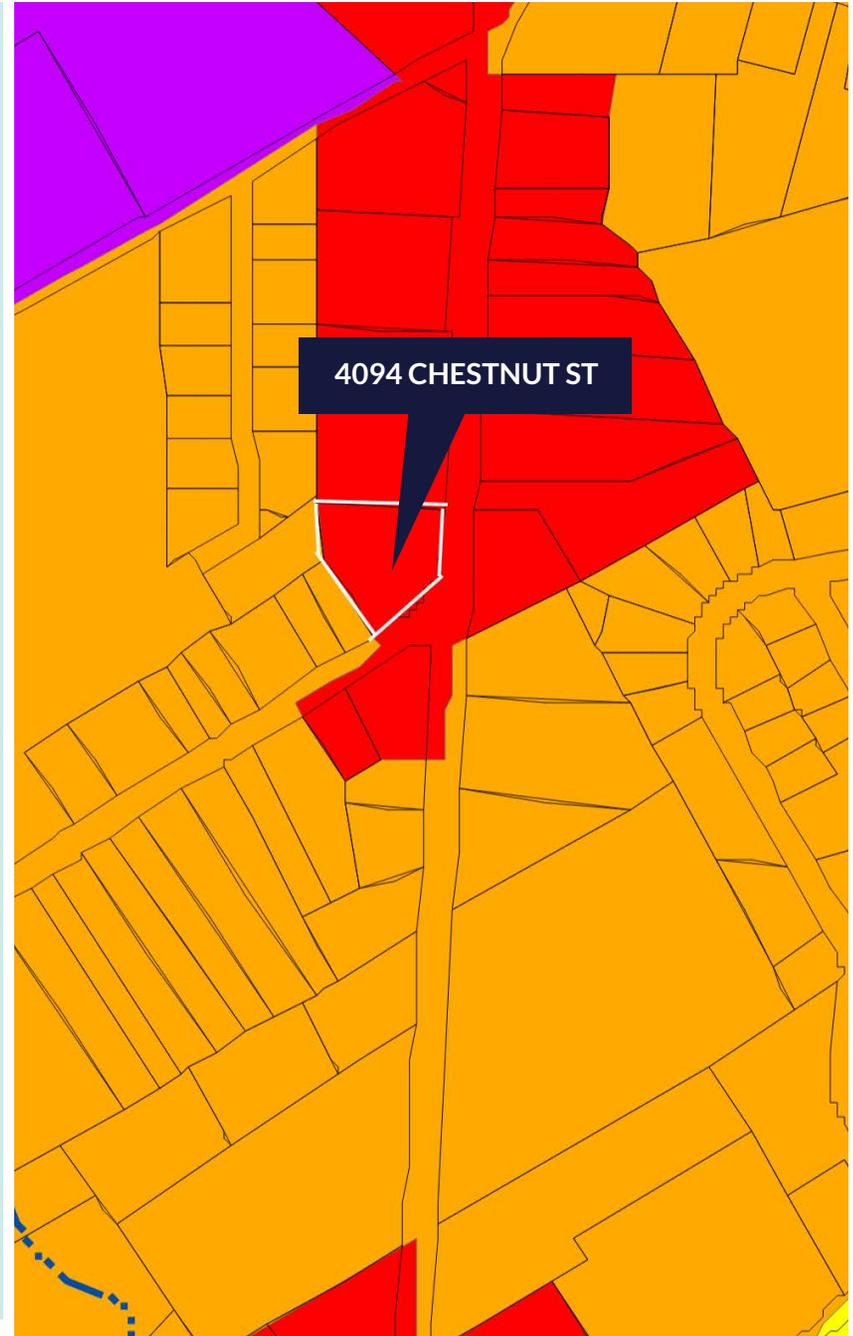
- Group Day Care Home / Family Day Care Home
- Farm-Based Business
- Home Occupation, Minor
- Outdoor Storage and Display (accessory to business)
- Parking Lot for Carpooling
- Retail Sales of Agricultural Products
- Temporary Retail Sales
- Unit for Care of Relative

### Miscellaneous

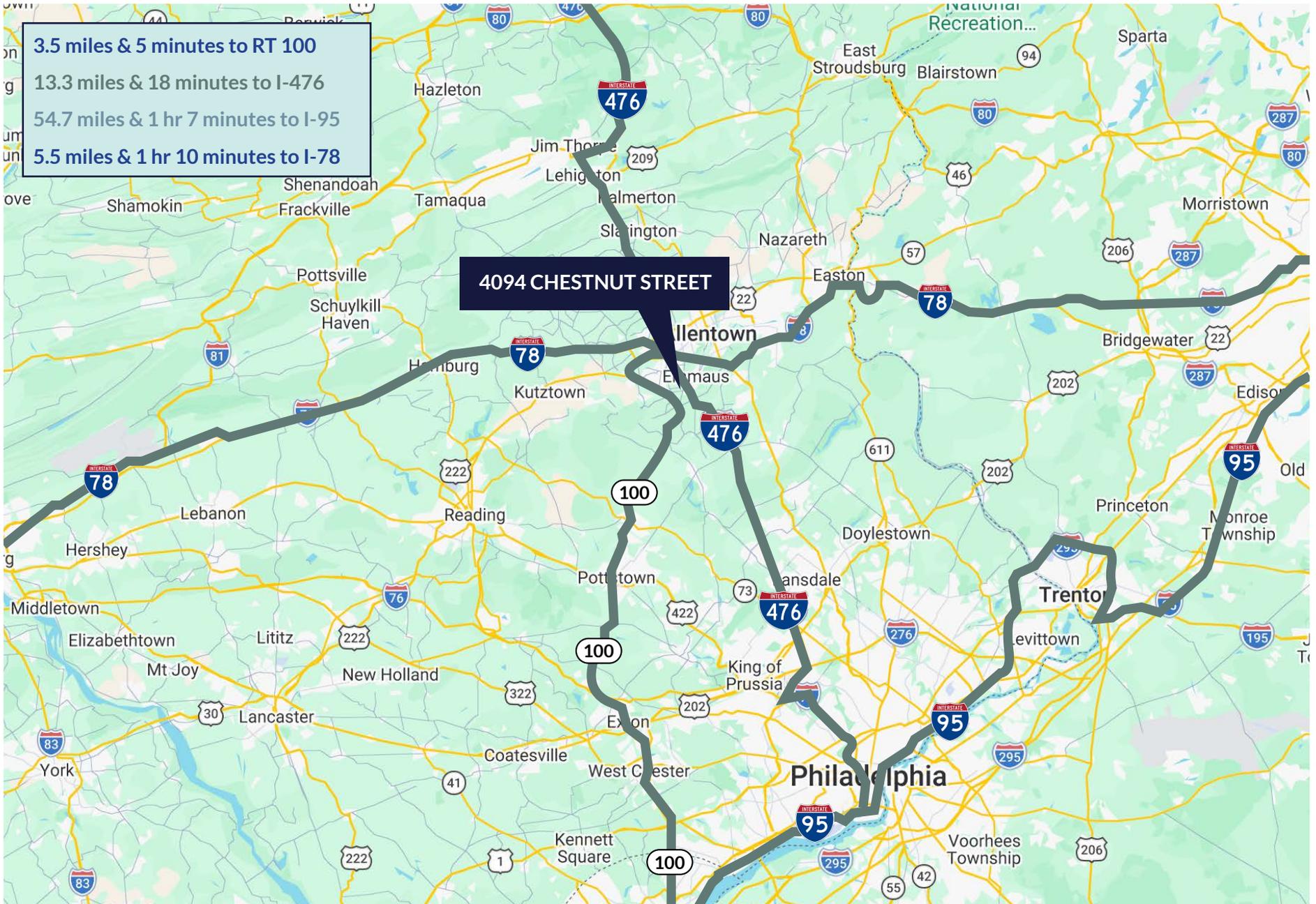
- Crop Farming and Wholesale Greenhouses
- Forestry
- Nature Preserve / Environmental Education Center
- Parking Lot or Structure (accessory or principal, non-tractor-trailer)
- Stable, Non-Household (includes horse-riding academy)
- Wind Turbine (1 per lot)

### SPECIAL EXCEPTION (SE)

- Boarding House / Rooming House
- Campground, Recreational Vehicle
- Animal Cemetery
- Kennel
- Nightclub
- Pawn Shop
- Tavern (including micro-brewery/distillery)
- Crematorium
- Dormitory (accessory to college/university/school)
- Emergency Services Station
- Hospital
- Treatment Center
- Government Facility (other than township uses)
- Public Utility Facility
- Sewage Sludge/Biosolids, Land Application
- Sewage Treatment Plant
- Recycling Center, Bulk Processing
- Mineral Extraction
- Groundwater/Spring Water Withdrawal (>10,000 gpd)
- Animal Husbandry, Intensive
- Animal Husbandry, Not Intensive
- Composting (non-on-site materials)
- Home Occupation, Major



# REGIONAL MAP



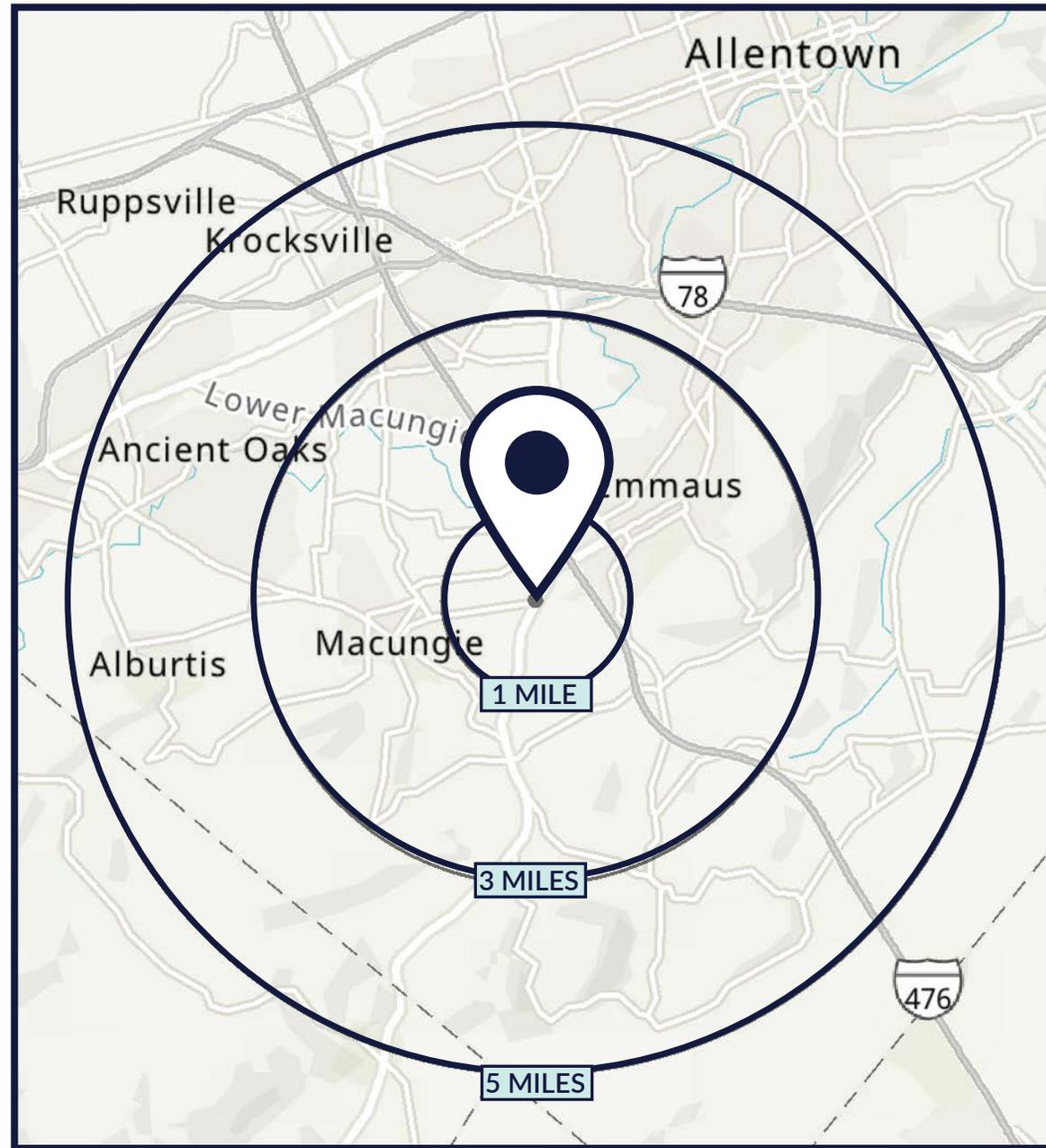
# DEMOGRAPHICS

## 2025 Summary

	1 Mile	3 Mile	5 Mile
Population	3,735	38,690	93,383
Households	1,602	15,877	36,963
Families	1,120	10,656	25,127
Average Household Size	2.33	2.43	2.49
Owner Occupied Housing Units	1,287	12,037	27,566
Renter Occupied Housing Units	315	3,840	9,397
Median Age	47.3	44.7	43.9
Median Household Income	\$108,015	\$102,830	\$100,848
Average Household Income	\$139,086	\$132,624	\$130,454

## 2030 Summary

	1 Mile	3 Mile	5 Mile
Population	3,865	39,029	93,809
Households	1,664	16,109	37,366
Families	1,162	10,792	25,319
Average Household Size	2.32	2.42	2.47
Owner Occupied Housing Units	1,356	12,351	28,047
Renter Occupied Housing Units	308	3,758	9,319
Median Age	47.3	45.6	44.7
Median Household Income	\$123,741	\$114,109	\$110,661
Average Household Income	\$157,810	\$146,430	\$143,783





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