

## Executive Summary



<b>AVAILABLE SF:</b>	690 - 4,618 SF
<b>LEASE RATE:</b>	\$10.50 SF/Yr (MG; NNN)
<b>BUILDING SIZE:</b>	43,970 SF
<b>BUILDING CLASS:</b>	B
<b>YEAR BUILT:</b>	1984
<b>ZONING:</b>	I
<b>CROSS STREETS:</b>	Schoenersville Rd

### PROPERTY OVERVIEW

Highly visible & centrally located 4 story professional office building off Schoenersville Road in Bethlehem. The property offers tenants a location with great visibility, 24 hour building access and fit-out options. The building is well maintained and professionally managed. This property is perfect for business professionals looking for a great long-term office space. Uses include business services, general office, law offices, exercise club and medical offices, clinics and labs.

### PROPERTY FEATURES

- Located within minutes to Lutheran Manor Apartments, Lehigh Valley Health Network Muhlenberg and Good Shepherd Specialty Hospital
- Professionally managed
- Great parking and accessibility
- Access to public transportation
- Close to area amenities including medical offices, restaurants, schools, services and retail establishments

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## Additional Photos



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## Available Space



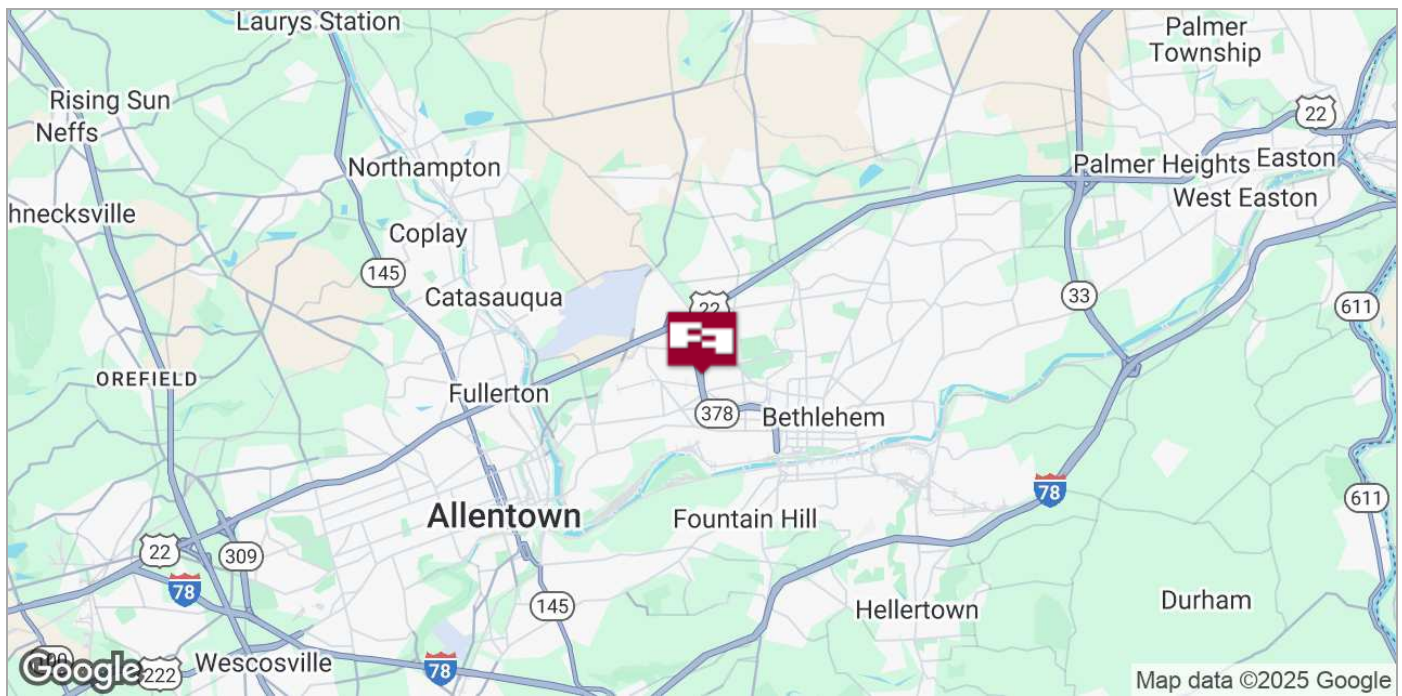
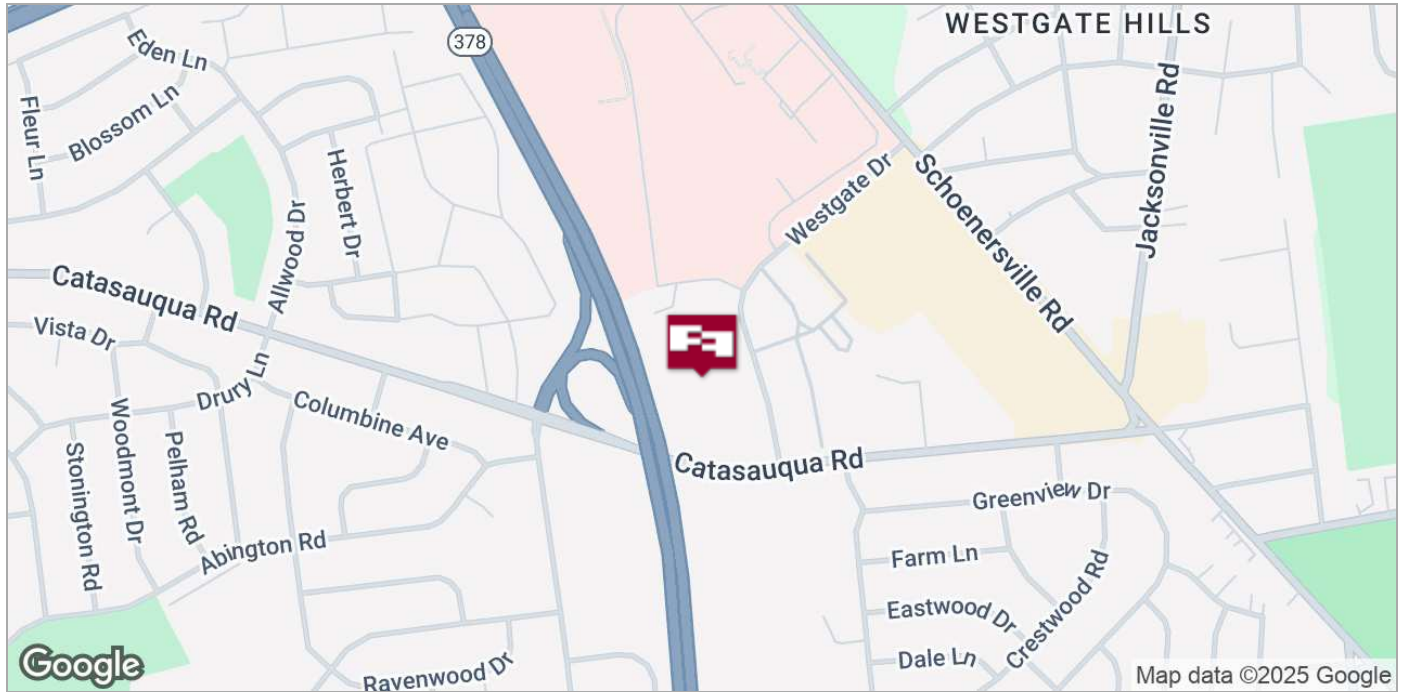
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 202	Medical	NEGOTIABLE	NNN	800 SF	VACANT
Suite 301	Medical	NEGOTIABLE	NNN	1,015 SF	SUB-LEASE
Suite 303	Medical	NEGOTIABLE	NNN	1,780 - 3,303 SF	VACANT
Suite 304	Medical	NEGOTIABLE	NNN	1,523 - 3,303 SF	VACANT
Suite B-1	Medical/Office	NEGOTIABLE	NNN	690 SF	VACANT

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## Location Maps



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## Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,855	233,052	478,442
MEDIAN AGE	45.5	38.0	40.4
MEDIAN AGE (MALE)	42.7	36.5	38.9
MEDIAN AGE (FEMALE)	48.8	39.8	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,361	93,704	192,426
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$83,863	\$70,424	\$83,629
AVERAGE HOUSE VALUE	\$206,024	\$173,232	\$211,306
RACE	1 MILE	5 MILES	10 MILES
% WHITE	83.8%	69.7%	76.3%
% BLACK	5.3%	9.9%	7.5%
% ASIAN	2.8%	2.7%	3.3%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.1%	0.4%	0.3%
% OTHER	2.4%	8.6%	5.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	15.7%	36.0%	24.9%

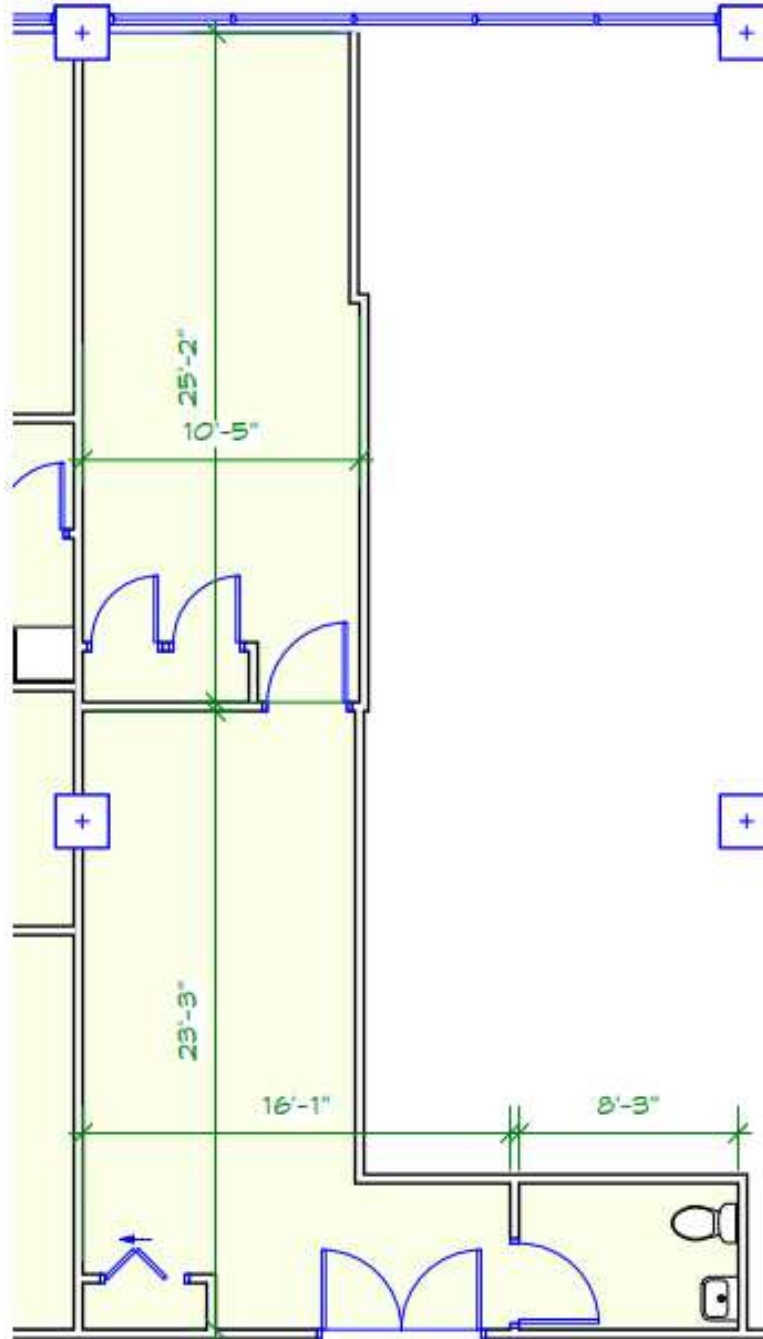
\* Demographic data derived from 2020 ACS - US Census

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## Floor Plans



(Not to Scale)

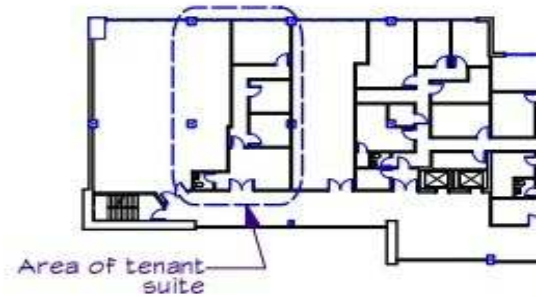
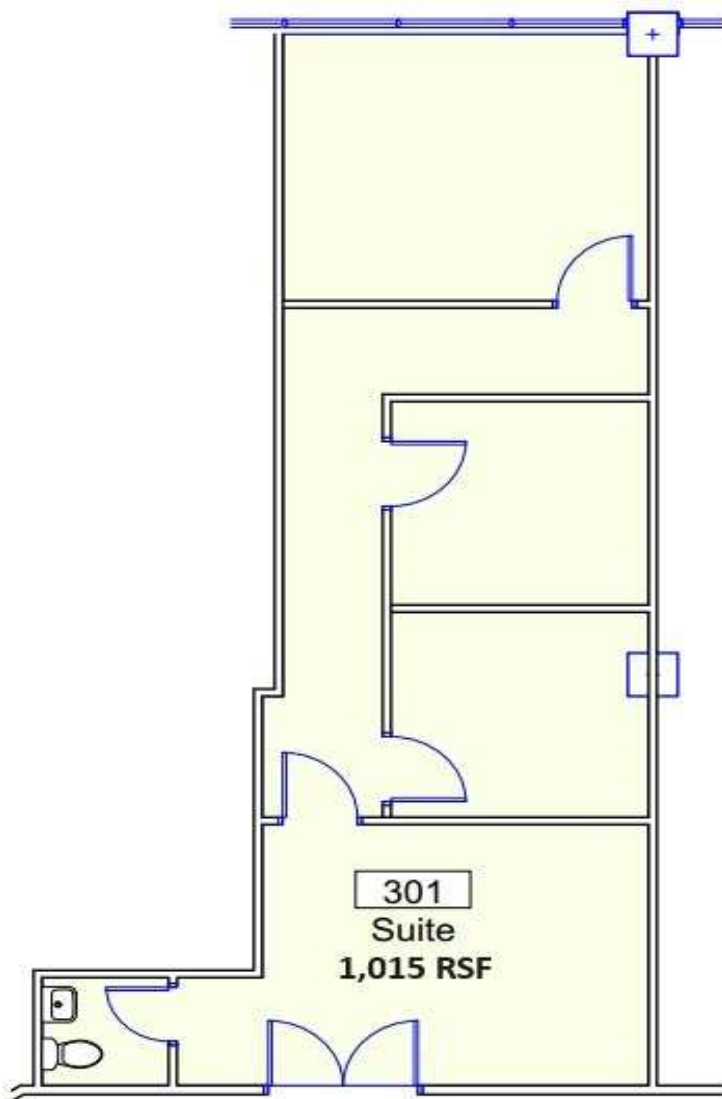
**Patial Second Floor Plan - Suite 202**  
Scale: 1/8" = 1'-0"

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## Floor Plans



**Partial Third Floor Plan - Suite**  
Scale: 1/8" = 1'-0"

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Date: 11/10/2023

Drawn by: ams

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