

# RETAIL STRIP CENTER FOR SALE

9,400 SF GLA

2374 Seipstown Rd  
Fogelsville, PA 18051



**kw**  
KELLERWILLIAMS.  
REAL ESTATE

 **THE James Balliet**  
PROPERTY GROUP

# EXECUTIVE SUMMARY



## RETAIL STRIP CENTER FOR SALE

2374 Seipstown Rd · Fogelsville, PA · 18051



## OFFERING SUMMARY

Sale Price:	\$1,300,000
Current Building Size:	9,400 SF
Lot Size:	3.88 Acres
Zoning:	RV- Rural Village
Market:	Lehigh Valley

## LOCATION OVERVIEW

Property Site ideally located just minutes from Routes 78 and 100

**James Balliet**  
610-972-6808

**Doug Sandlin**  
610-730-1660

**Keller Williams Allentown**  
610-435-1800

1605 N. Cedar Crest  
Blvd, Ste 309  
Allentown, PA 18104

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## PROPERTY OVERVIEW

Located just 5 minutes from I-78, and only 7 minutes to downtown Fogelsville and high traffic Route 100, this strip center is ideally situated in the midst of new residential construction and townhomes nearby. With suites available for immediate occupancy, this is perfect for an owner-operator or 1031 Exchange buyer. Current tenants include a popular pizza restaurant and nail salon. ±2 acre adjoining lot also available for sale.

## PROPERTY HIGHLIGHTS

- 9,400 SF GLA
- Zoned: Rural Village
- Great Location
- Near Major Thoroughfares

# PROPERTY DETAILS & HIGHLIGHTS



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# DEMOGRAPHICS



## RETAIL STRIP CENTER FOR SALE

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	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
<b>Population</b>	889	7,004	28,045	108,169	32,297
5 Yr Growth	0.9%	0.9%		0.7%	1.1%
Median Age	47	45	42	43	42
5 Yr Forecast	48	48	43	43	43
White / Black / Hispanic	92% / 1% / 4%	88% / 1% / 6%	78% / 3% / 9%	78% / 4% / 11%	76% / 3% / 9%
5 Yr Forecast	92% / 1% / 4%	88% / 1% / 5%	78% / 3% / 9%	78% / 4% / 11%	76% / 3% / 9%
Employment	259	3,146	18,157	111,625	17,242
Buying Power	\$47.8M	\$330.7M	\$1.1B	\$5.7B	\$1.3B
5 Yr Growth	3.5%	3.4%	2.0%	-0.2%	1.6%
College Graduates	35.1%	38.7%	44.5%	38.9%	50.4%
<b>Household</b>					
Households	362	2,790	10,271	64,084	11,877
5 Yr Growth	0.8%	0.8%	1.0%	0.7%	1.0%
Median Household Income	\$131,991	\$122,472	\$106,941	\$88,419	\$108,881
5 Yr Forecast	\$138,546	\$125,584	\$107,877	\$88,546	\$109,485
Average Household Income	\$151,289	\$144,972	\$134,380	\$115,932	\$133,448
5 Yr Forecast	\$158,517	\$147,505	\$135,064	\$115,785	\$133,539
% High Income (>\$75K)	81%	79%	66%	68%	68%
<b>HOUSING</b>					
Median Home Value	\$387,036	\$391,772	\$355,106	\$296,317	\$359,063
Median Year Built	1988	1988	1988	1983	1983
Owner / Renter Occupied	94% / 6%	85% / 15%	79% / 21%	77% / 23%	80% / 20%

### HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
<b>2024 Households by HH Income</b>	361	2,790	10,270	11,877	
<\$25,000	21 5.82%	110 4.07%	558 5.43%	746 6.28%	
\$25,000 - \$50,000	15 4.16%	171 6.33%	1,015 9.88%	1,167 9.83%	
\$50,000 - \$75,000	33 9.14%	385 14.26%	1,948 18.97%	1,896 15.96%	
\$75,000 - \$100,000	33 9.14%	355 13.15%	1,285 12.51%	1,624 13.67%	
\$100,000 - \$125,000	62 17.17%	366 13.56%	1,185 11.54%	1,423 11.98%	
\$125,000 - \$150,000	59 16.34%	383 14.19%	1,042 10.15%	1,289 10.85%	
\$150,000 - \$200,000	67 18.56%	403 14.93%	1,350 13.15%	1,679 14.14%	
\$200,000+	71 19.67%	527 19.52%	1,887 18.37%	2,053 17.29%	
<b>2024 Avg Household Income</b>	\$151,289	\$144,972	\$134,593	\$133,448	
<b>2024 Med Household Income</b>	\$131,991	\$122,472	\$106,941	\$108,881	



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## DEVELOPMENT OPPORTUNITY

9395 Buckhorn Rd · Fogelsville, PA · 18051

**Also available- \$425,000**



This 2.14 acre plot of land is ideal for multiple commercial or residential development uses.

It is zoned RV (rural village).

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