

Former PNC Bank

2102 Main St.

Northampton , PA 18067



OFFERING SUMMARY

| | |
|----------------|---------------------------|
| Lease Rate: | \$15-\$20 SF/yr (NNN) |
| Available SF: | 1,495 - 5,653 SF |
| Lot Size: | 0.926 Acres |
| Year Built: | 1905 |
| Zoning: | C1 |
| Market: | Northeast Pennsylvania |
| Submarket: | Lehigh Valley |
| Traffic Count: | 16,000 |

PROPERTY OVERVIEW

Landmark property in Northampton Borough. First floor perfect for mixed use consisting of a bank, retail, coffee shop, restaurant, brewery/distillery or grocery store. Property part of redevelopment plan that includes 1 and 2-bedroom apartments on 2nd and 3rd Floor.

LOCATION OVERVIEW

Located in the heart of town at the intersection of Rt. 329 and Main St in Northampton, PA. Busy signaled intersection.

PROPERTY HIGHLIGHTS

- Unit 101 /SF 1495. Unit 102 /SF 5653, Unit 103 /SF 2108, Unit 104 SF 4317
- 1 Elevator providing private access to each floor.
- retail, dining uses first floor.
- 2nd and 3rd floor 1 & 2B apartments
- Possible self-storage, gym, art studio ideal for LL uses.

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PROPOSED DEVELOPMENT

ADAPRIVE REUSE OF THE FORMER CEMENT NATIONAL BANK OF SIEGFRIED

Proposed Use

The proposed use is maintaining the first floor and a portion of the lower level for commercial use and convert the second and third floor into 12 apartments, 6 apartments per floor. Potential commercial uses may include a food related operation (restaurant or grocery store), a gym, and small office suites.

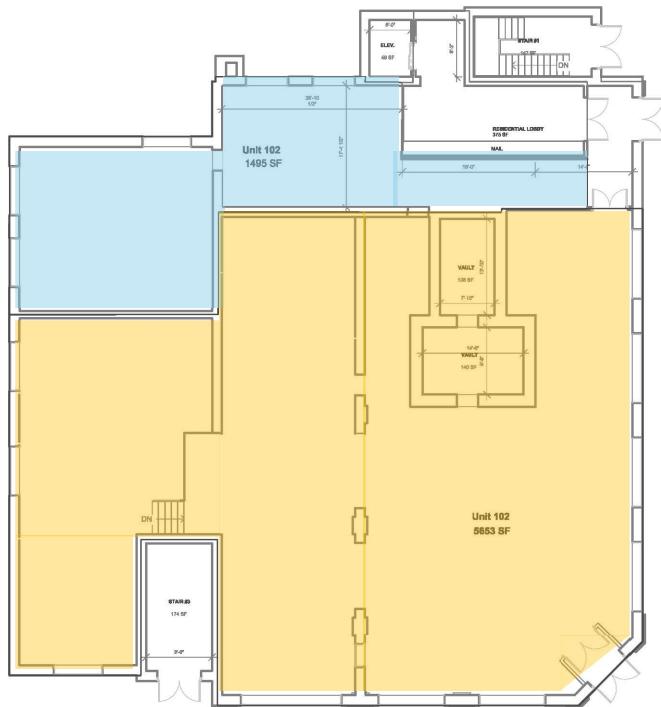


LOWER LEVEL

Proposed Commercial Use

Unit 103 / SF 2108

Unit 104 / SF 4317



FIRST FLOOR

Proposed Commercial Use

Unit 101 / SF 1495

Unit 102 / SF 5653

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