

# Consumer Spending Report

2346 Jacksonville Rd, Bethlehem, PA 18017

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **15,050 SF**  
 Typical Floor: **5,017 SF**  
 Total Available: **15,050 SF**  
 % Leased: **0%**  
 Rent/SF/Mo: **\$1.25**



2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$127,581</b>	<b>\$1,081,711</b>	<b>\$2,441,738</b>
<b>Total Apparel</b>	<b>\$6,230</b>	<b>\$57,875</b>	<b>\$134,451</b>
Women's Apparel	2,499	22,220	51,121
Men's Apparel	1,307	11,785	27,220
Girl's Apparel	400	4,087	9,731
Boy's Apparel	299	3,111	7,435
Infant Apparel	287	2,926	6,758
Footwear	1,437	13,748	32,186
<b>Total Entertainment &amp; Hobbies</b>	<b>\$18,095</b>	<b>\$147,664</b>	<b>\$330,710</b>
Entertainment	1,975	17,329	40,058
Audio & Visual Equipment/Service	4,700	39,925	89,496
Reading Materials	341	2,472	5,195
Pets, Toys, & Hobbies	3,362	27,056	59,168
Personal Items	7,716	60,882	136,793
<b>Total Food and Alcohol</b>	<b>\$36,284</b>	<b>\$312,923</b>	<b>\$708,283</b>
Food At Home	18,876	168,561	386,647
Food Away From Home	14,842	123,368	275,515
Alcoholic Beverages	2,566	20,995	46,122
<b>Total Household</b>	<b>\$20,962</b>	<b>\$172,902</b>	<b>\$385,838</b>
House Maintenance & Repair	4,487	39,584	89,418
Household Equip & Furnishings	8,109	66,842	149,747
Household Operations	5,937	48,373	107,264
Housing Costs	2,429	18,103	39,408

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2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$31,589</b>	<b>\$275,976</b>	<b>\$628,286</b>
Vehicle Purchases	14,435	129,878	298,786
Gasoline	7,915	70,641	162,000
Vehicle Expenses	809	6,448	14,824
Transportation	4,146	32,643	71,678
Automotive Repair & Maintenance	4,284	36,368	80,997
<b>Total Health Care</b>	<b>\$6,710</b>	<b>\$53,480</b>	<b>\$118,170</b>
Medical Services	3,871	31,230	69,274
Prescription Drugs	2,076	16,187	35,515
Medical Supplies	763	6,063	13,381
<b>Total Education/Day Care</b>	<b>\$7,712</b>	<b>\$60,890</b>	<b>\$136,002</b>
Education	4,655	37,447	84,835
Fees & Admissions	3,057	23,443	51,167

# Daytime Employment Report

1 Mile Radius

2346 Jacksonville Rd, Bethlehem, PA 18017

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 Class: **B**      % Leased: **0%**  
 RBA: **15,050 SF**      Rent/SF/Mo: **\$1.25**  
 Typical Floor: **5,017 SF**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>1,012</b>	<b>7,556</b>	<b>7</b>
Retail & Wholesale Trade	42	522	12
Hospitality & Food Service	18	208	12
Real Estate, Renting, Leasing	14	136	10
Finance & Insurance	30	480	16
Information	6	124	21
Scientific & Technology Services	26	389	15
Management of Companies	0	0	0
Health Care & Social Assistance	785	4,633	6
Educational Services	8	267	33
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	6	65	11
Utilities & Waste Management	12	65	5
Construction	16	60	4
Manufacturing	9	409	45
Agriculture, Mining, Fishing	0	0	0
Other Services	40	198	5

# Demographic Detail Report

2346 Jacksonville Rd, Bethlehem, PA 18017

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 RBA: **15,050 SF**      Rent/SF/Mo: **\$1.25**  
 Typical Floor: **5,017 SF**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2028 Projection	9,778		98,671		230,903	
2023 Estimate	9,524		97,089		226,576	
2010 Census	8,499		94,012		214,356	
Growth 2023 - 2028	2.67%		1.63%		1.91%	
Growth 2010 - 2023	12.06%		3.27%		5.70%	
<b>2023 Population by Age</b>	<b>9,524</b>		<b>97,089</b>		<b>226,576</b>	
Age 0 - 4	472	4.96%	5,640	5.81%	13,339	5.89%
Age 5 - 9	475	4.99%	5,580	5.75%	13,625	6.01%
Age 10 - 14	467	4.90%	5,643	5.81%	14,347	6.33%
Age 15 - 19	457	4.80%	5,921	6.10%	15,141	6.68%
Age 20 - 24	442	4.64%	6,196	6.38%	15,115	6.67%
Age 25 - 29	460	4.83%	6,444	6.64%	14,965	6.60%
Age 30 - 34	545	5.72%	7,048	7.26%	15,867	7.00%
Age 35 - 39	612	6.43%	7,094	7.31%	15,995	7.06%
Age 40 - 44	613	6.44%	6,416	6.61%	14,903	6.58%
Age 45 - 49	562	5.90%	5,573	5.74%	13,348	5.89%
Age 50 - 54	561	5.89%	5,408	5.57%	13,124	5.79%
Age 55 - 59	603	6.33%	5,619	5.79%	13,468	5.94%
Age 60 - 64	655	6.88%	5,769	5.94%	13,484	5.95%
Age 65 - 69	647	6.79%	5,348	5.51%	12,131	5.35%
Age 70 - 74	609	6.39%	4,658	4.80%	10,266	4.53%
Age 75 - 79	493	5.18%	3,475	3.58%	7,413	3.27%
Age 80 - 84	362	3.80%	2,345	2.42%	4,769	2.10%
Age 85+	489	5.13%	2,913	3.00%	5,276	2.33%
Age 65+	2,600	27.30%	18,739	19.30%	39,855	17.59%
<b>Median Age</b>	<b>46.90</b>		<b>39.30</b>		<b>38.40</b>	
<b>Average Age</b>	<b>45.60</b>		<b>40.40</b>		<b>39.30</b>	

# Demographic Detail Report

2346 Jacksonville Rd, Bethlehem, PA 18017

Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population By Race</b>	<b>9,524</b>		<b>97,089</b>		<b>226,576</b>	
White	7,971	83.69%	78,079	80.42%	177,232	78.22%
Black	724	7.60%	11,007	11.34%	30,686	13.54%
Am. Indian & Alaskan	50	0.52%	811	0.84%	3,143	1.39%
Asian	512	5.38%	3,669	3.78%	7,156	3.16%
Hawaiian & Pacific Island	8	0.08%	200	0.21%	565	0.25%
Other	259	2.72%	3,322	3.42%	7,793	3.44%
<b>Population by Hispanic Origin</b>	<b>9,524</b>		<b>97,089</b>		<b>226,576</b>	
Non-Hispanic Origin	8,051	84.53%	67,043	69.05%	141,416	62.41%
Hispanic Origin	1,473	15.47%	30,046	30.95%	85,160	37.59%
<b>2023 Median Age, Male</b>	<b>44.40</b>		<b>37.80</b>		<b>37.30</b>	
<b>2023 Average Age, Male</b>	<b>43.60</b>		<b>39.00</b>		<b>38.30</b>	
<b>2023 Median Age, Female</b>	<b>49.50</b>		<b>40.90</b>		<b>39.60</b>	
<b>2023 Average Age, Female</b>	<b>47.40</b>		<b>41.70</b>		<b>40.40</b>	
<b>2023 Population by Occupation Classification</b>	<b>8,017</b>		<b>79,041</b>		<b>182,242</b>	
Civilian Employed	4,516	56.33%	44,932	56.85%	106,485	58.43%
Civilian Unemployed	140	1.75%	2,525	3.19%	7,309	4.01%
Civilian Non-Labor Force	3,361	41.92%	31,564	39.93%	68,356	37.51%
Armed Forces	0	0.00%	20	0.03%	92	0.05%
<b>Households by Marital Status</b>						
Married	1,898		15,960		37,115	
Married No Children	1,333		10,255		22,819	
Married w/Children	565		5,705		14,296	
<b>2023 Population by Education</b>	<b>7,664</b>		<b>73,281</b>		<b>165,751</b>	
Some High School, No Diploma	498	6.50%	7,173	9.79%	21,614	13.04%
High School Grad (Incl Equivalency)	2,092	27.30%	21,961	29.97%	53,794	32.45%
Some College, No Degree	1,844	24.06%	18,650	25.45%	41,373	24.96%
Associate Degree	454	5.92%	5,172	7.06%	10,742	6.48%
Bachelor Degree	1,523	19.87%	12,437	16.97%	23,696	14.30%
Advanced Degree	1,253	16.35%	7,888	10.76%	14,532	8.77%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>8,373</b>		<b>83,598</b>		<b>200,569</b>	
Real Estate & Finance	329	3.93%	2,300	2.75%	5,282	2.63%
Professional & Management	2,440	29.14%	20,055	23.99%	43,234	21.56%
Public Administration	164	1.96%	1,178	1.41%	2,835	1.41%
Education & Health	1,436	17.15%	12,522	14.98%	27,167	13.54%
Services	856	10.22%	9,600	11.48%	21,628	10.78%
Information	54	0.64%	936	1.12%	1,748	0.87%
Sales	926	11.06%	9,721	11.63%	23,392	11.66%
Transportation	8	0.10%	1,066	1.28%	3,525	1.76%
Retail	448	5.35%	4,716	5.64%	12,284	6.12%
Wholesale	81	0.97%	1,430	1.71%	3,425	1.71%
Manufacturing	421	5.03%	4,823	5.77%	13,372	6.67%
Production	529	6.32%	7,430	8.89%	21,552	10.75%
Construction	138	1.65%	2,527	3.02%	7,037	3.51%
Utilities	267	3.19%	2,887	3.45%	8,735	4.36%
Agriculture & Mining	20	0.24%	251	0.30%	490	0.24%
Farming, Fishing, Forestry	10	0.12%	123	0.15%	333	0.17%
Other Services	246	2.94%	2,033	2.43%	4,530	2.26%
<b>2023 Worker Travel Time to Job</b>	<b>4,423</b>		<b>43,215</b>		<b>102,649</b>	
<30 Minutes	3,539	80.01%	32,332	74.82%	74,928	72.99%
30-60 Minutes	612	13.84%	7,413	17.15%	19,698	19.19%
60+ Minutes	272	6.15%	3,470	8.03%	8,023	7.82%
<b>2010 Households by HH Size</b>	<b>3,822</b>		<b>37,089</b>		<b>80,848</b>	
1-Person Households	1,476	38.62%	11,968	32.27%	22,739	28.13%
2-Person Households	1,330	34.80%	12,095	32.61%	25,562	31.62%
3-Person Households	515	13.47%	5,720	15.42%	13,336	16.50%
4-Person Households	337	8.82%	4,257	11.48%	10,606	13.12%
5-Person Households	108	2.83%	1,945	5.24%	5,069	6.27%
6-Person Households	37	0.97%	708	1.91%	2,052	2.54%
7 or more Person Households	19	0.50%	396	1.07%	1,484	1.84%
<b>2023 Average Household Size</b>	<b>2.10</b>		<b>2.40</b>		<b>2.50</b>	
<b>Households</b>						
2028 Projection	4,377		38,813		87,302	
2023 Estimate	4,266		38,186		85,592	
2010 Census	3,821		37,088		80,848	
Growth 2023 - 2028	2.60%		1.64%		2.00%	
Growth 2010 - 2023	11.65%		2.96%		5.87%	

# Demographic Detail Report

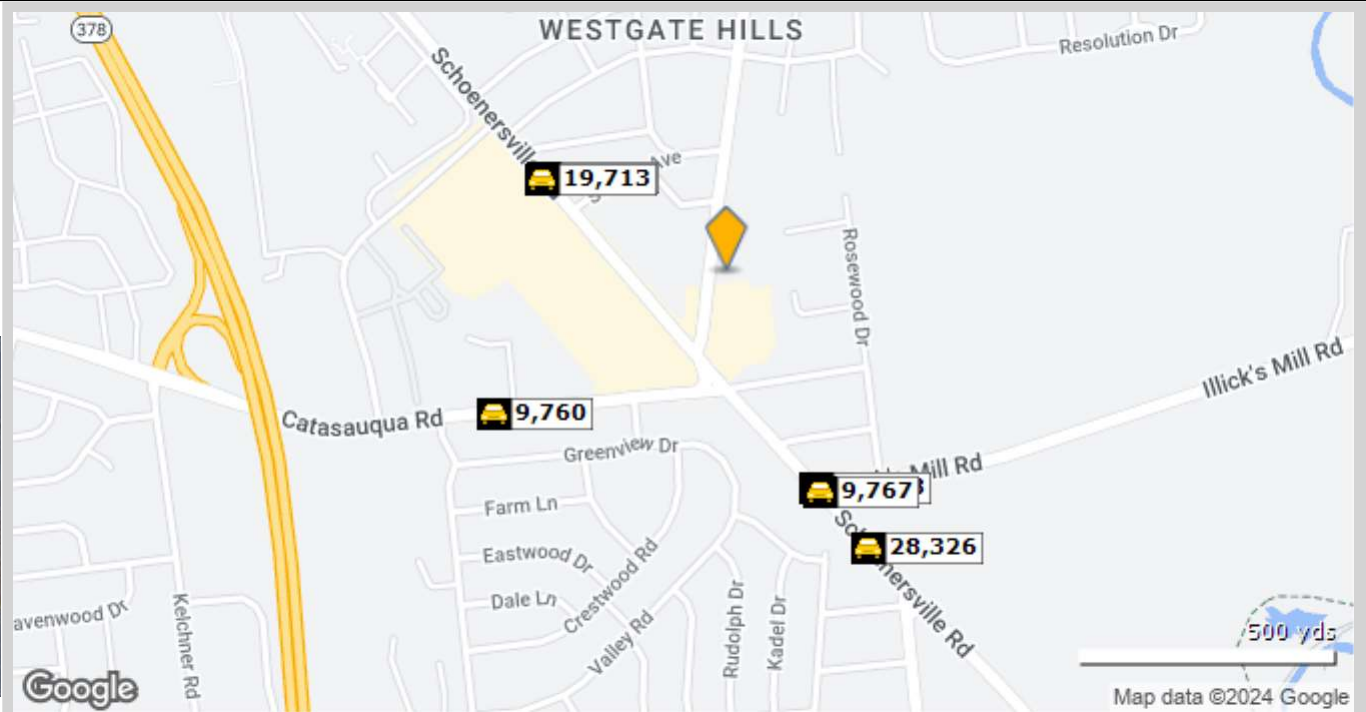
2346 Jacksonville Rd, Bethlehem, PA 18017						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Households by HH Income</b>	<b>4,267</b>		<b>38,187</b>		<b>85,591</b>	
<\$25,000	554	12.98%	7,586	19.87%	17,293	20.20%
\$25,000 - \$50,000	841	19.71%	8,873	23.24%	20,144	23.54%
\$50,000 - \$75,000	900	21.09%	6,559	17.18%	14,424	16.85%
\$75,000 - \$100,000	658	15.42%	4,930	12.91%	10,821	12.64%
\$100,000 - \$125,000	463	10.85%	3,667	9.60%	8,770	10.25%
\$125,000 - \$150,000	330	7.73%	2,598	6.80%	5,327	6.22%
\$150,000 - \$200,000	180	4.22%	1,690	4.43%	4,275	4.99%
\$200,000+	341	7.99%	2,284	5.98%	4,537	5.30%
<b>2023 Avg Household Income</b>	<b>\$90,916</b>		<b>\$79,613</b>		<b>\$78,401</b>	
<b>2023 Med Household Income</b>	<b>\$70,367</b>		<b>\$58,478</b>		<b>\$58,657</b>	
<b>2023 Occupied Housing</b>	<b>4,266</b>		<b>38,186</b>		<b>85,592</b>	
Owner Occupied	2,490	58.37%	22,477	58.86%	50,955	59.53%
Renter Occupied	1,776	41.63%	15,709	41.14%	34,637	40.47%
<b>2010 Housing Units</b>	<b>4,493</b>		<b>40,534</b>		<b>91,010</b>	
1 Unit	2,721	60.56%	27,409	67.62%	63,328	69.58%
2 - 4 Units	601	13.38%	4,981	12.29%	11,580	12.72%
5 - 19 Units	639	14.22%	4,576	11.29%	9,524	10.46%
20+ Units	532	11.84%	3,568	8.80%	6,578	7.23%
<b>2023 Housing Value</b>	<b>2,490</b>		<b>22,476</b>		<b>50,956</b>	
<\$100,000	136	5.46%	1,828	8.13%	5,666	11.12%
\$100,000 - \$200,000	886	35.58%	10,742	47.79%	22,272	43.71%
\$200,000 - \$300,000	945	37.95%	5,361	23.85%	12,970	25.45%
\$300,000 - \$400,000	293	11.77%	3,134	13.94%	6,667	13.08%
\$400,000 - \$500,000	91	3.65%	758	3.37%	1,580	3.10%
\$500,000 - \$1,000,000	120	4.82%	577	2.57%	1,696	3.33%
\$1,000,000+	19	0.76%	76	0.34%	105	0.21%
<b>2023 Median Home Value</b>	<b>\$223,598</b>		<b>\$187,599</b>		<b>\$188,954</b>	
<b>2023 Housing Units by Yr Built</b>	<b>4,493</b>		<b>40,751</b>		<b>91,365</b>	
Built 2010+	485	10.79%	1,868	4.58%	5,501	6.02%
Built 2000 - 2010	364	8.10%	2,003	4.92%	5,362	5.87%
Built 1990 - 1999	258	5.74%	2,456	6.03%	5,825	6.38%
Built 1980 - 1989	280	6.23%	2,790	6.85%	7,986	8.74%
Built 1970 - 1979	675	15.02%	3,999	9.81%	9,776	10.70%
Built 1960 - 1969	885	19.70%	5,164	12.67%	10,003	10.95%
Built 1950 - 1959	1,202	26.75%	6,795	16.67%	11,770	12.88%
Built <1949	344	7.66%	15,676	38.47%	35,142	38.46%
<b>2023 Median Year Built</b>	<b>1967</b>		<b>1956</b>		<b>1958</b>	



# Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Schoenersville Rd	Lane Ave	0.04 NW	2020	20,266	MPSI	.23
2	Schoenersville Rd	LnAve	0.04 NW	2022	19,713	MPSI	.23
3	Schoenersville Road	Rosewood Dr	0.07 E	2022	15,424	MPSI	.26
4	Schoenersville Road	Rosewood Dr	0.07 E	2020	15,578	MPSI	.26
5	Illick's Mill Road	Rosewood Dr	0.07 E	2022	9,767	MPSI	.26
6	Catasauqua Rd	Westfield Ter	0.02 E	2016	9,738	AADT	.30
7	Catasauqua Road	Westfield Ter	0.02 E	2022	9,726	MPSI	.30
8	Catasauqua Road	Westfield Ter	0.02 E	2021	9,760	MPSI	.30
9	Schoenersville Rd	8th Ave	0.07 SE	2018	29,213	MPSI	.35
10	Schoenersville Rd	8th Ave	0.07 SE	2020	28,326	MPSI	.35



# Demographic Trend Report

1 Mile Radius

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 Typical Floor: **5,017 SF**

Total Available: **15,050 SF**  
 % Leased: **0%**  
 Rent/SF/Mo: **\$1.25**



Description	2010	2023	2028
<b>Population</b>	<b>8,499</b>	<b>9,524</b>	<b>9,778</b>
Age 0 - 4	327 3.85%	472 4.96%	480 4.91%
Age 5 - 9	327 3.85%	475 4.99%	494 5.05%
Age 10 - 14	361 4.25%	467 4.90%	497 5.08%
Age 15 - 19	376 4.42%	457 4.80%	491 5.02%
Age 20 - 24	409 4.81%	442 4.64%	482 4.93%
Age 25 - 29	527 6.20%	460 4.83%	476 4.87%
Age 30 - 34	529 6.22%	545 5.72%	510 5.22%
Age 35 - 39	444 5.22%	612 6.43%	572 5.85%
Age 40 - 44	489 5.75%	613 6.44%	618 6.32%
Age 45 - 49	546 6.42%	562 5.90%	616 6.30%
Age 50 - 54	621 7.31%	561 5.89%	596 6.10%
Age 55 - 59	640 7.53%	603 6.33%	592 6.05%
Age 60 - 64	554 6.52%	655 6.88%	618 6.32%
Age 65 - 69	500 5.88%	647 6.79%	633 6.47%
Age 70 - 74	408 4.80%	609 6.39%	612 6.26%
Age 75 - 79	443 5.21%	493 5.18%	537 5.49%
Age 80 - 84	480 5.65%	362 3.80%	411 4.20%
Age 85+	516 6.07%	489 5.13%	542 5.54%
<b>Age 15+</b>	<b>7,482 88.03%</b>	<b>8,110 85.15%</b>	<b>8,306 84.95%</b>
<b>Age 20+</b>	<b>7,106 83.61%</b>	<b>7,653 80.35%</b>	<b>7,815 79.92%</b>
<b>Age 65+</b>	<b>2,347 27.62%</b>	<b>2,600 27.30%</b>	<b>2,735 27.97%</b>
<b>Median Age</b>	<b>49</b>	<b>47</b>	<b>47</b>
<b>Average Age</b>	<b>47.20</b>	<b>45.60</b>	<b>45.70</b>
<b>Population By Race</b>	<b>8,499</b>	<b>9,524</b>	<b>9,778</b>
White	7,559 88.94%	7,971 83.69%	8,195 83.81%
Black	393 4.62%	724 7.60%	737 7.54%
Am. Indian & Alaskan	24 0.28%	50 0.52%	51 0.52%
Asian	370 4.35%	512 5.38%	521 5.33%
Hawaiian & Pacific Islander	4 0.05%	8 0.08%	8 0.08%
Other	146 1.72%	259 2.72%	265 2.71%

# Demographic Trend Report

1 Mile Radius

2346 Jacksonville Rd, Bethlehem, PA 18017

Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>707</b>	<b>1,473</b>	<b>1,504</b>
White	604 85.43%	1,211 82.21%	1,235 82.11%
Black	62 8.77%	165 11.20%	170 11.30%
Am. Indian & Alaskan	18 2.55%	43 2.92%	44 2.93%
Asian	3 0.42%	8 0.54%	8 0.53%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	20 2.83%	47 3.19%	47 3.13%
<b>Household by Household Income</b>	<b>3,821</b>	<b>4,267</b>	<b>4,376</b>
<\$25,000	926 24.23%	554 12.98%	546 12.48%
\$25,000 - \$50,000	953 24.94%	841 19.71%	847 19.36%
\$50,000 - \$75,000	923 24.16%	900 21.09%	907 20.73%
\$75,000 - \$100,000	527 13.79%	658 15.42%	679 15.52%
\$100,000 - \$125,000	166 4.34%	463 10.85%	490 11.20%
\$125,000 - \$150,000	152 3.98%	330 7.73%	348 7.95%
\$150,000 - \$200,000	57 1.49%	180 4.22%	193 4.41%
\$200,000+	117 3.06%	341 7.99%	366 8.36%
<b>Average Household Income</b>	<b>\$62,214</b>	<b>\$90,916</b>	<b>\$92,780</b>
<b>Median Household Income</b>	<b>\$50,640</b>	<b>\$70,367</b>	<b>\$71,865</b>

# Demographic Market Comparison Report

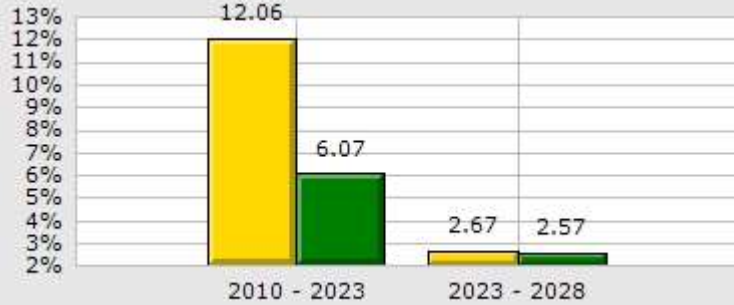
1 mile radius

2346 Jacksonville Rd, Bethlehem, PA 18017

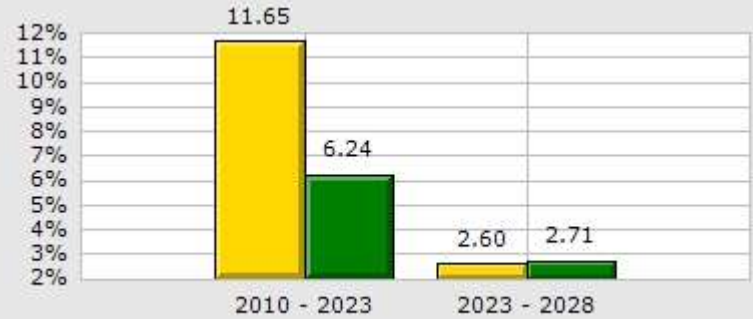
Type: **Class B Office/Medical**  
 County: **Northampton**

■ 1 Mile  
■ County

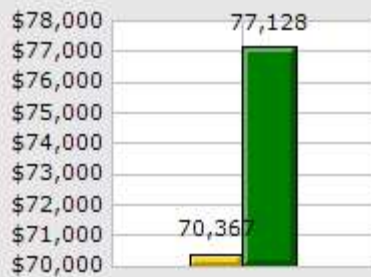
**Population Growth**



**Household Growth**



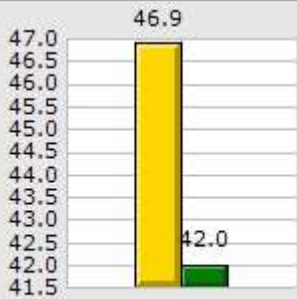
**2023 Med Household Inc**



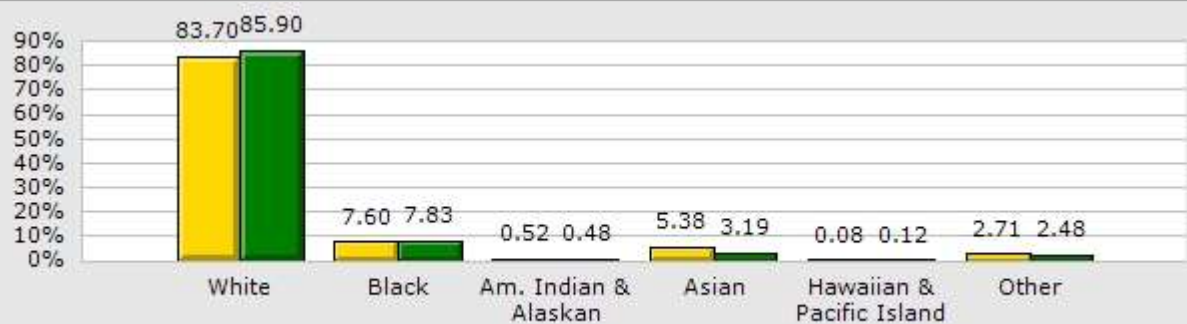
**2023 Households by Household Income**



**2023 Median Age**



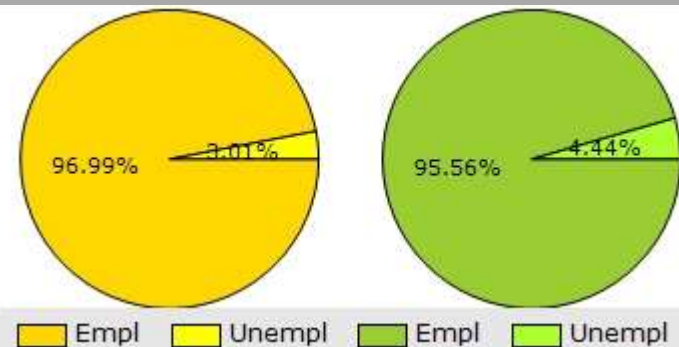
**2023 Population by Race**



**2023 Renter vs. Owner**



**2023 Employed vs. Unemployed**



# Demographic Market Comparison Report

1 mile radius

2346 Jacksonville Rd, Bethlehem, PA 18017

Type: **Class B Office/Medical**  
 County: **Northampton**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	12.06%		6.07%	
Growth 2023 - 2028	2.67%		2.57%	
Empl	4,516	96.99%	158,963	95.56%
Unempl	140	3.01%	7,389	4.44%
<b>2023 Population by Race</b>				
	<b>9,524</b>		<b>315,820</b>	
White	7,972	83.70%	271,275	85.90%
Black	724	7.60%	24,720	7.83%
Am. Indian & Alaskan	50	0.52%	1,525	0.48%
Asian	512	5.38%	10,083	3.19%
Hawaiian & Pacific Island	8	0.08%	385	0.12%
Other	258	2.71%	7,832	2.48%
<b>Household Growth</b>				
Growth 2010 - 2023	11.65%		6.24%	
Growth 2023 - 2028	2.60%		2.71%	
Renter Occupied	1,776	41.63%	32,066	26.58%
Owner Occupied	2,490	58.37%	88,580	73.42%
<b>2023 Households by Household Income</b>				
	<b>4,267</b>		<b>120,646</b>	
Income <\$25K	554	12.98%	15,052	12.48%
Income \$25K - \$50K	841	19.71%	22,560	18.70%
Income \$50K - \$75K	900	21.09%	21,241	17.61%
Income \$75K - \$100K	658	15.42%	17,270	14.31%
Income \$100K - \$125K	463	10.85%	14,392	11.93%
Income \$125K - \$150K	330	7.73%	11,113	9.21%
Income \$150K - \$200K	180	4.22%	9,173	7.60%
Income \$200K+	341	7.99%	9,845	8.16%
2023 Med Household Inc	\$70,367		\$77,128	
2023 Median Age	46.90		42.00	