

RETAIL FOR LEASE

SHOPPERS VILLAGE

2434 Catasauqua Road, Bethlehem, PA 18018



OFFERING SUMMARY

AVAILABLE SF:	1,103 SF
LEASE RATE:	\$18.00/SF NNN
LOT SIZE:	3.51 Acres
BUILDING SIZE:	29,901 SF
ZONING:	CS-Shopping Center

PROPERTY OVERVIEW

1,103 SF space situated in thriving Shoppers Village Shopping Center.

Available space is the former Farmers Insurance office. There are 2 partitioned offices as well as restroom.

Ample onsite parking and pylon signage available.

Join other tenants such as CVS, Bank of America, Party City, Carvel, Primo Hoagies and more. With great access off of 22 and Airport Road.

Just off Airport Rd & US 22- Centrally located in the middle of the Lehigh Valley. Convenient access to Route 22, Route 33 & I-78.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,514	26,763	93,269
Total Population	7,462	65,517	244,126
Average HH Income	\$56,516	\$59,750	\$55,190

ALLENTOWN, PA



JAMES BALLIET

KW Commercial-The James Balliet Commercial Group
O: 610.435.4711
james@jbcomgroup.com

SZYMON BZDEK

KW Commercial-The James Balliet Commercial Group
O: 610.435.4711
C: 484.626.3095
Szymon@jbcomgroup.com

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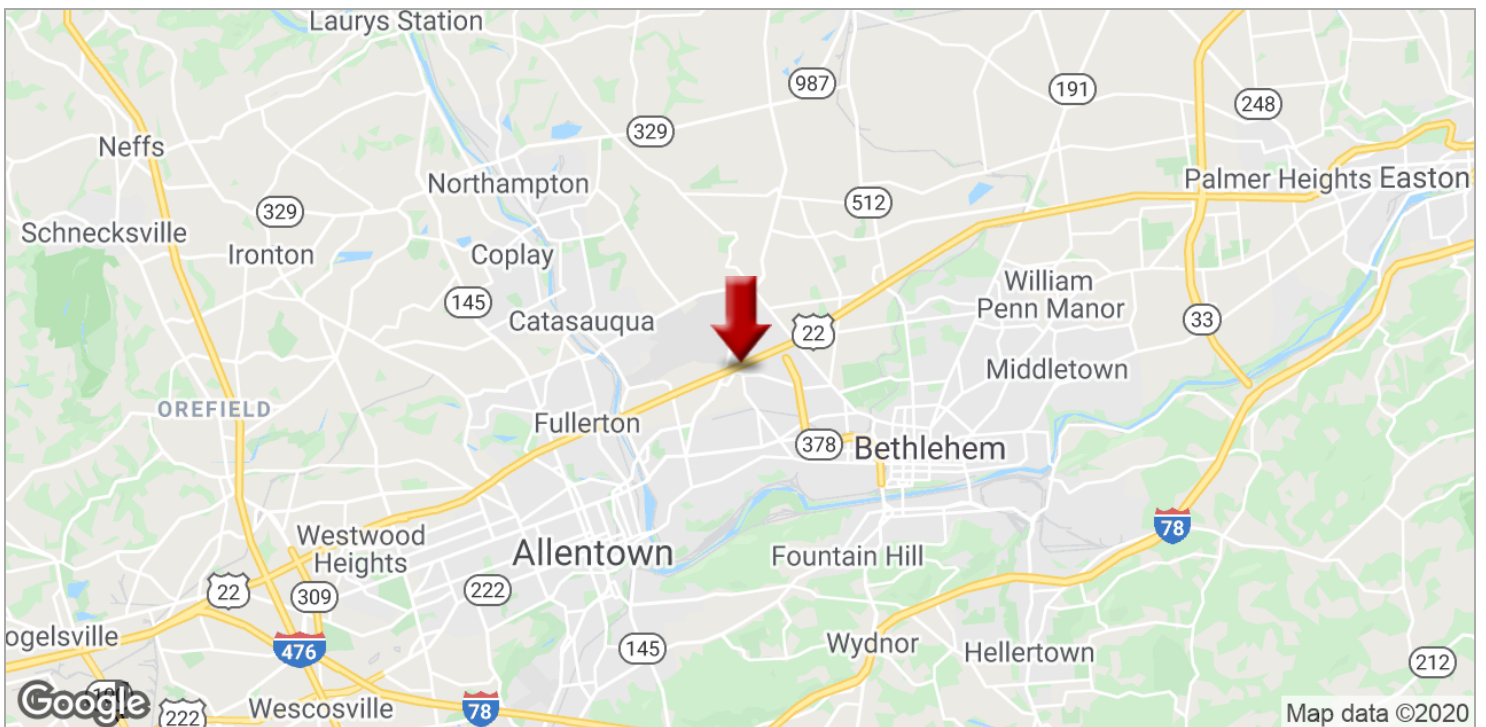
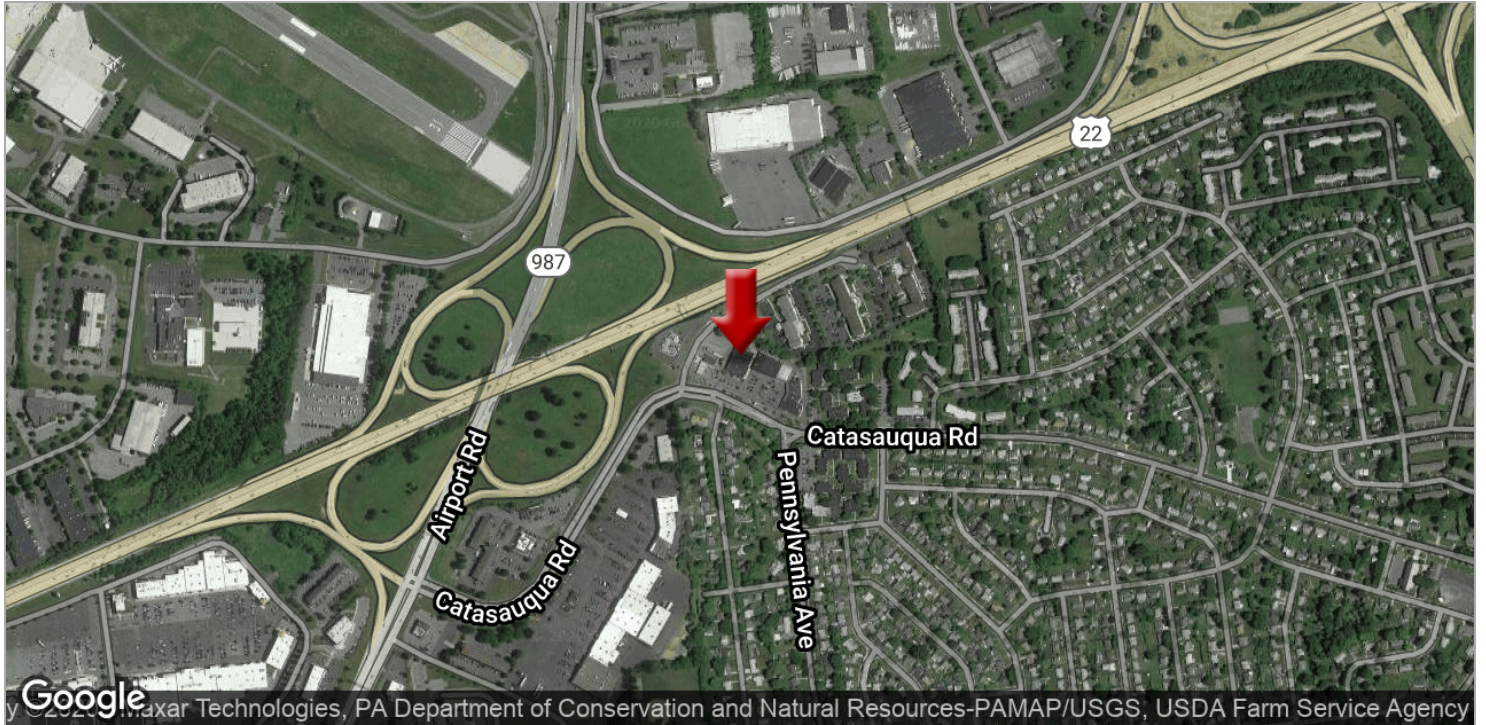
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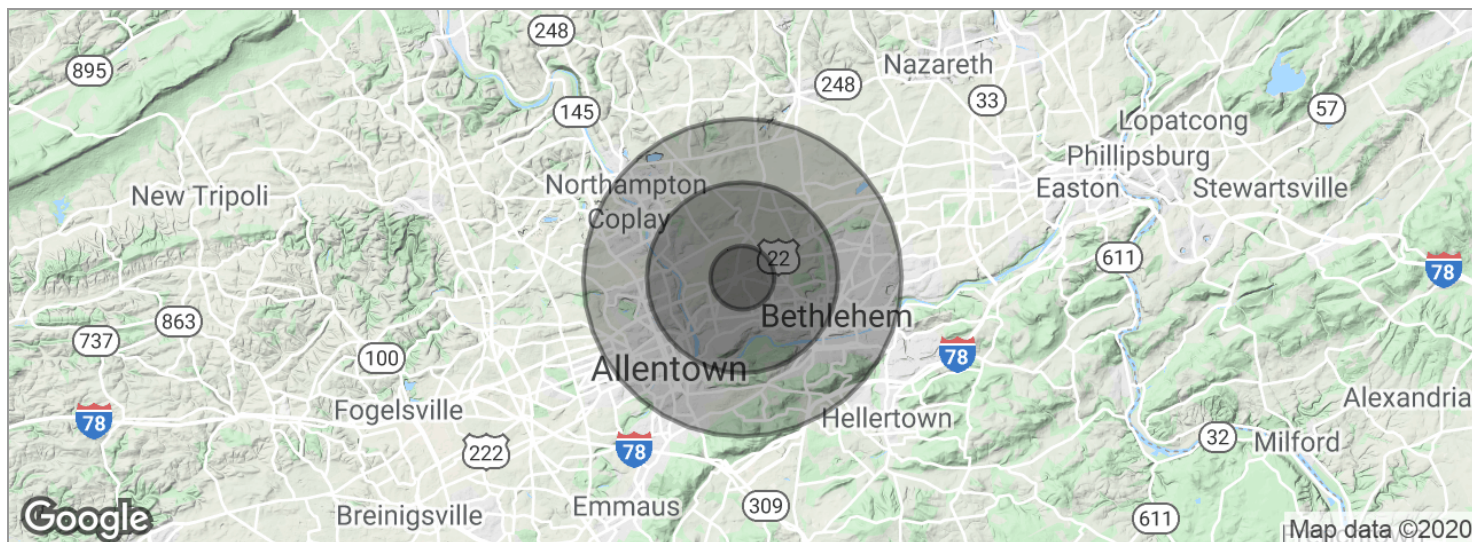
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,462	65,517	244,126
Median age	46.8	40.8	36.1
Median age (male)	44.4	39.5	34.7
Median age (Female)	48.7	42.3	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,514	26,763	93,269
# of persons per HH	2.1	2.4	2.6
Average HH income	\$56,516	\$59,750	\$55,190
Average house value	\$185,672	\$214,264	\$209,463

* Demographic data derived from 2010 US Census

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