

REAL ESTATE ADVISORS

1320 Hausman Road

Allentown, PA 18104

Feinberg Real Estate Advisors, LLC

610.709.6233

feinbergrea.com



SALE PRICE:	\$6,950,000
BUILDING SIZE:	41,246 SF
YEAR BUILT:	2006
NET OPERATING INCOME:	\$587,952.36 (As Of Jan 2025)
ZONING:	IC-1
PARCELS:	547740915943-1 547750146355-1
OCCUPANCY:	100% - 9 Tenants

PROPERTY OVERVIEW

Feinberg Real Estate Advisors, LLC is pleased to present to qualified investors 1320 Hausman Road, a class A suburban office building and parking lot. 1320 Hausman Road is a 100% leased three-story, 41,246 square foot class A office building with 9 tenants. The distinguished tenant roster includes Computer Aid, Inc., AMI, Fraser Advanced Information Systems, GPI, Integrity Personnel, Robbins Rehabilitation, Thriveworks Counseling, American Expediting, and Rego Schippell. The property is located in South Whitehall Township, Lehigh County, Pennsylvania with easy access to Routes 309 and 22, 178 and the PA Turnpike. This is a unique opportunity for an investor to acquire a fully-leased property located to four major highways.

PROPERTY FEATURES

- Long term tenants
- Floor to ceiling windows, security & access control
- First floor configured as a computer room w/ sprinklers
- HVAC - New Trane rooftop units installed in 2022
- Roof - Carlisle System - Recovered 2024 - 20 year warranty

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Property Details

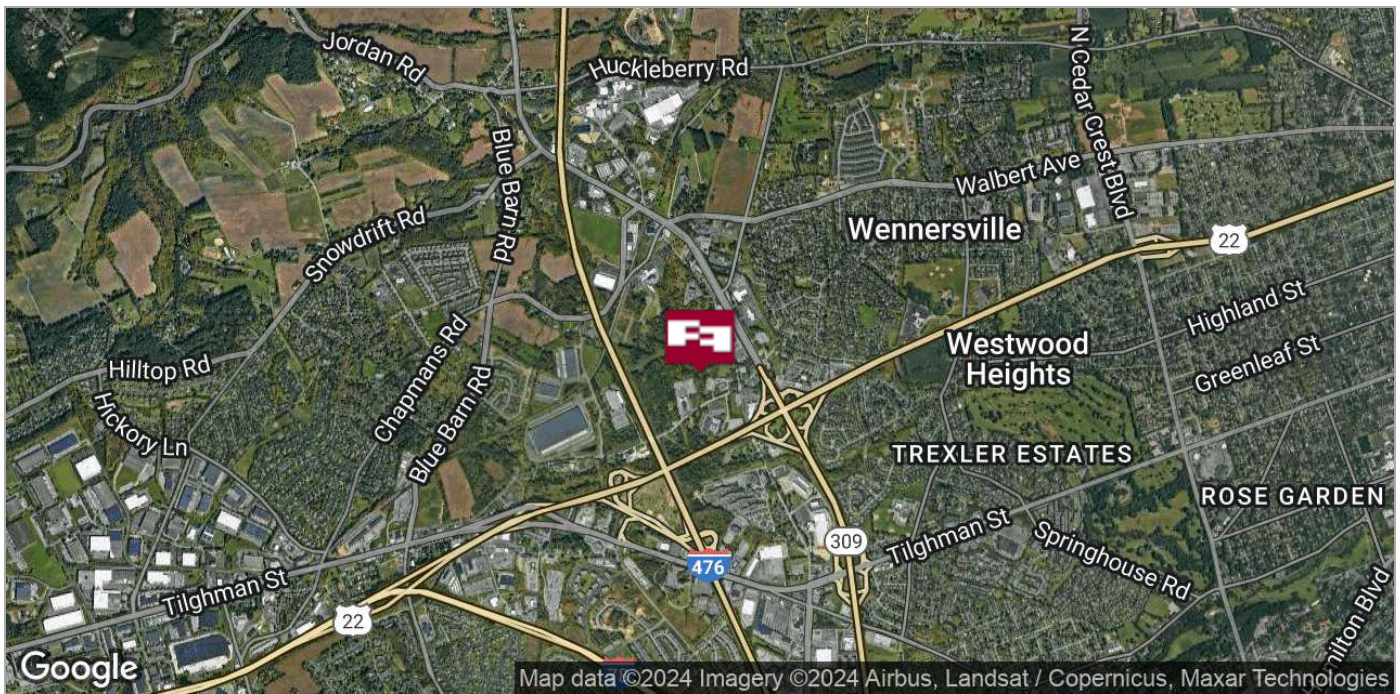
PROPERTY NAME:	Hausman Road Investment Property
ADDRESS:	1320 & 1326 Hausman Road, Allentown, PA 18104
COUNTY:	Lehigh
MUNICIPALITY:	South Whitehall Township
PROPERTY TYPE:	Office & Parking Lot
LOT SIZE:	2.1407 Acres Office Building 2.104 Acres Parking Lot
BUILDING CLASS:	A
PARKING SPACES:	193
CONSTRUCTION TYPE:	Brick
FOUNDATION:	Concrete
NUMBER OF TENANTS:	9
WATER & SEWER :	Public
FRONT WALKWAY:	Replaced in 2023
SEWER PIT:	New pipe and joints in 2024
STAIRWELLS:	New LVT flooring and tread in 2024
WINDOWS:	Recalced in 2024



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eLocation Maps

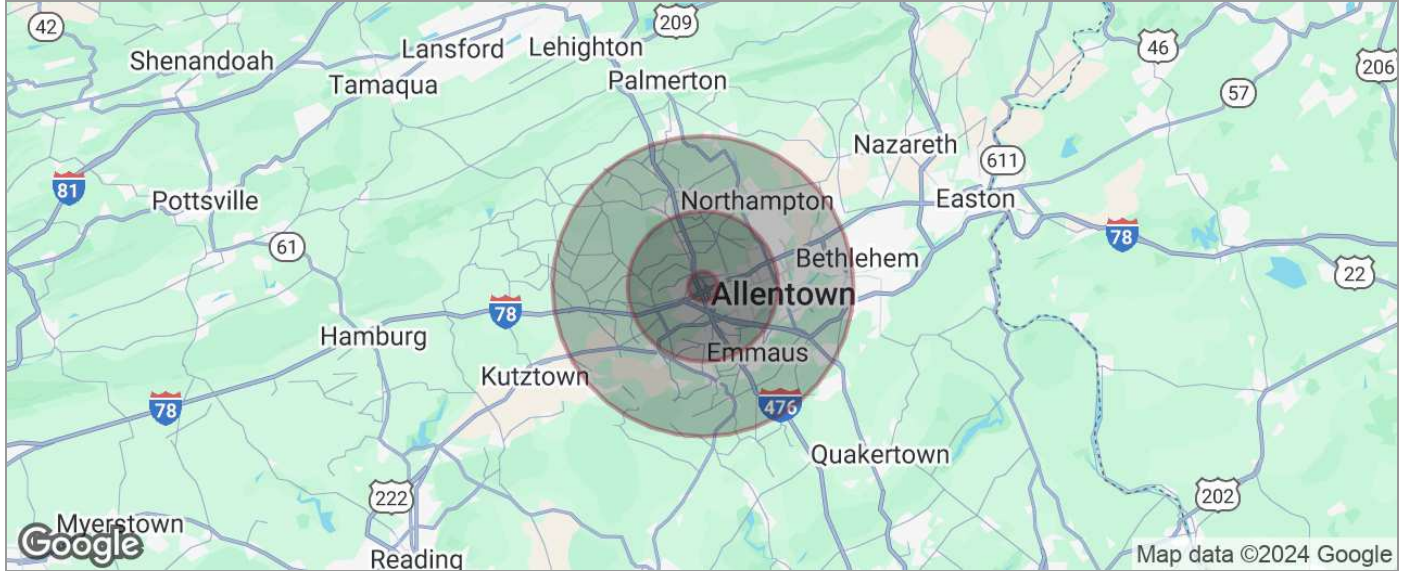


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,111	103,302	396,837
MEDIAN AGE	48.5	42.6	38.5
MEDIAN AGE (MALE)	47.8	41.5	37.3
MEDIAN AGE (FEMALE)	50.0	43.5	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,233	39,797	152,851
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$95,949	\$89,828	\$68,443
AVERAGE HOUSE VALUE	\$348,064	\$295,951	\$252,674
RACE	1 MILE	5 MILES	10 MILES
% WHITE	90.5%	88.5%	80.0%
% BLACK	1.9%	2.9%	6.1%
% ASIAN	5.8%	4.9%	3.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.2%	0.2%
% OTHER	0.5%	1.7%	8.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	3.9%	6.3%	18.2%

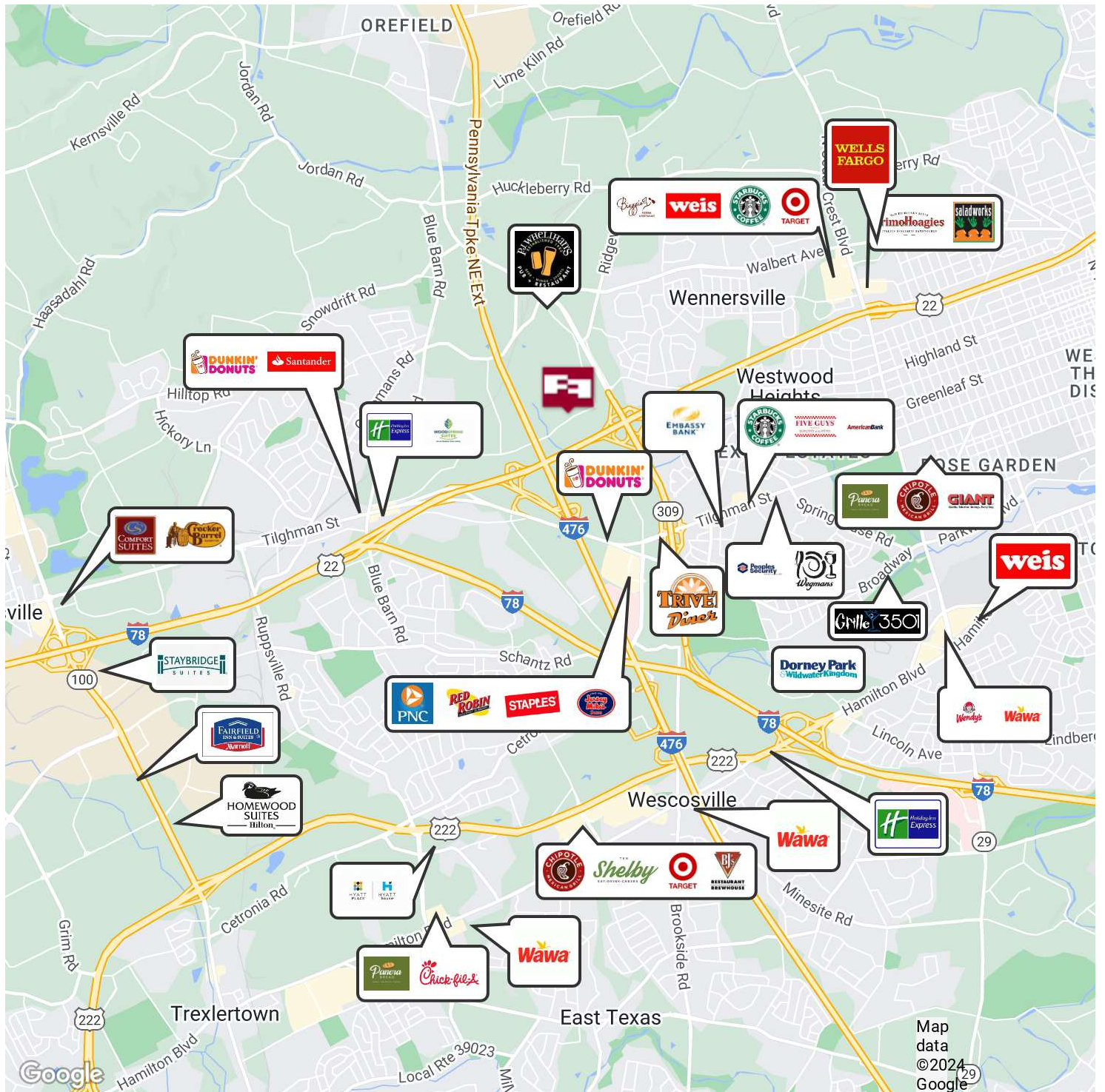
* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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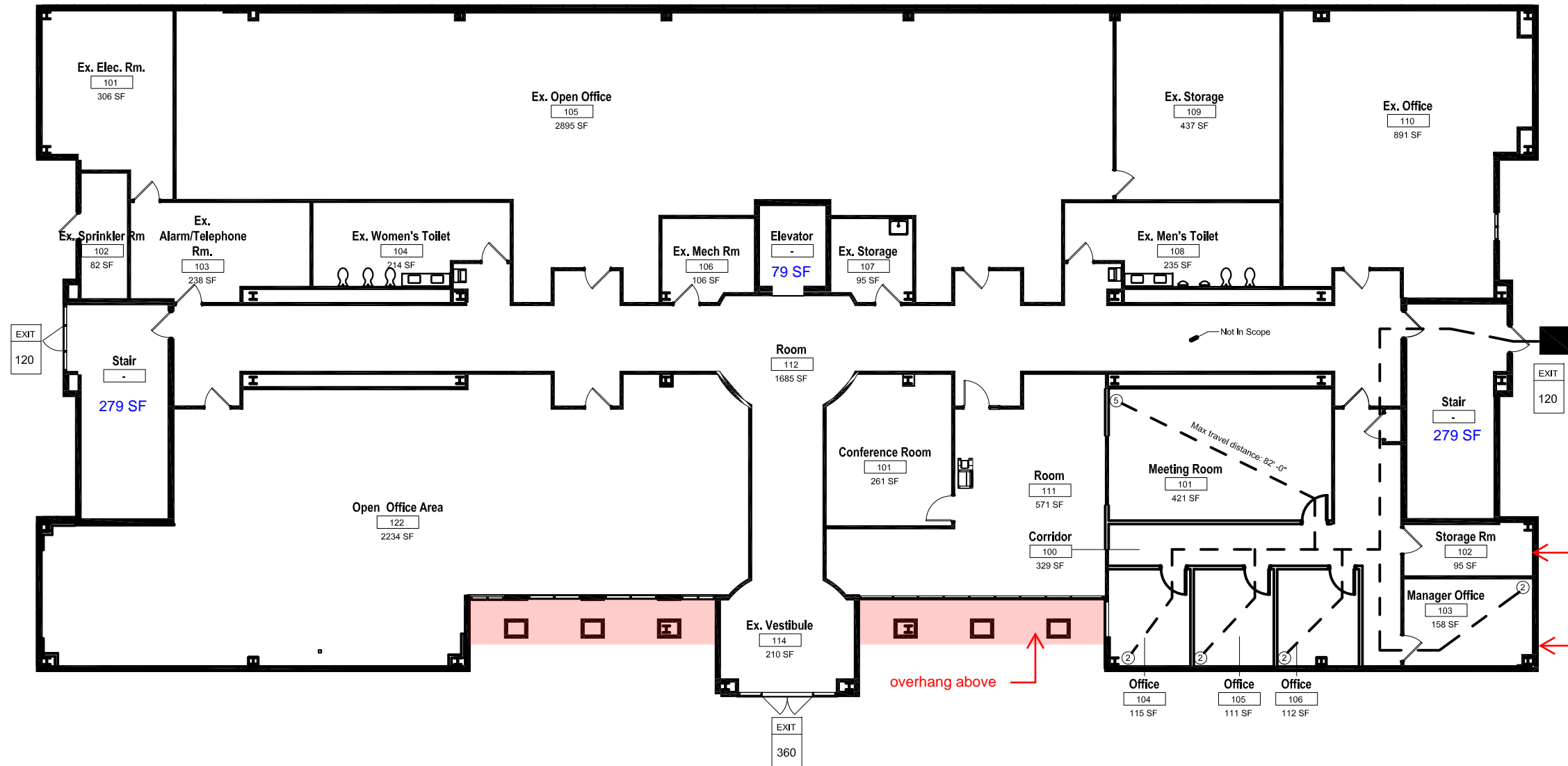
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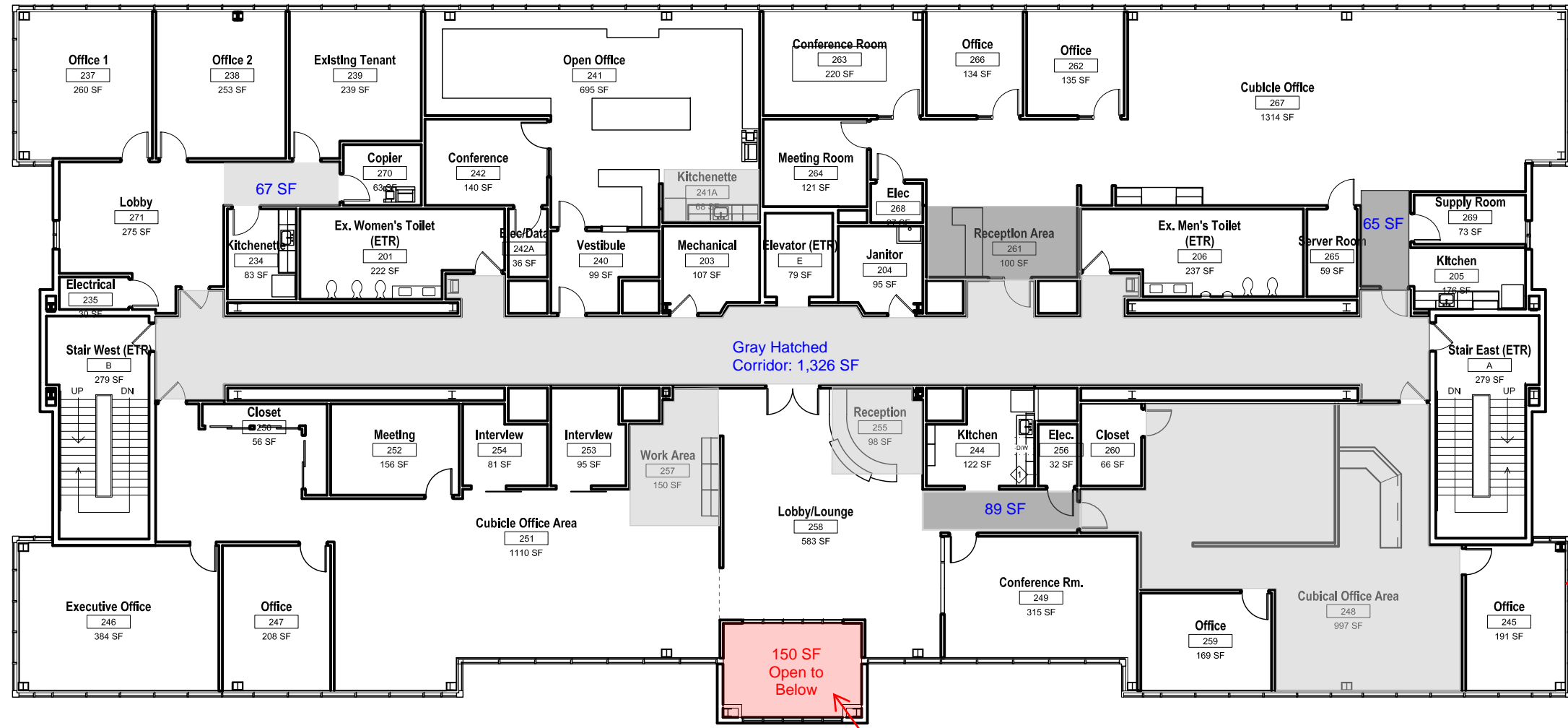




Measured to interior of exterior wall
First Floor: 13,150 SF

Measured to exterior of exterior wall
First Floor: 13,562 SF

1320 Hausman Rd.
First Floor Plan
Scale: 1/16"=1'-0"

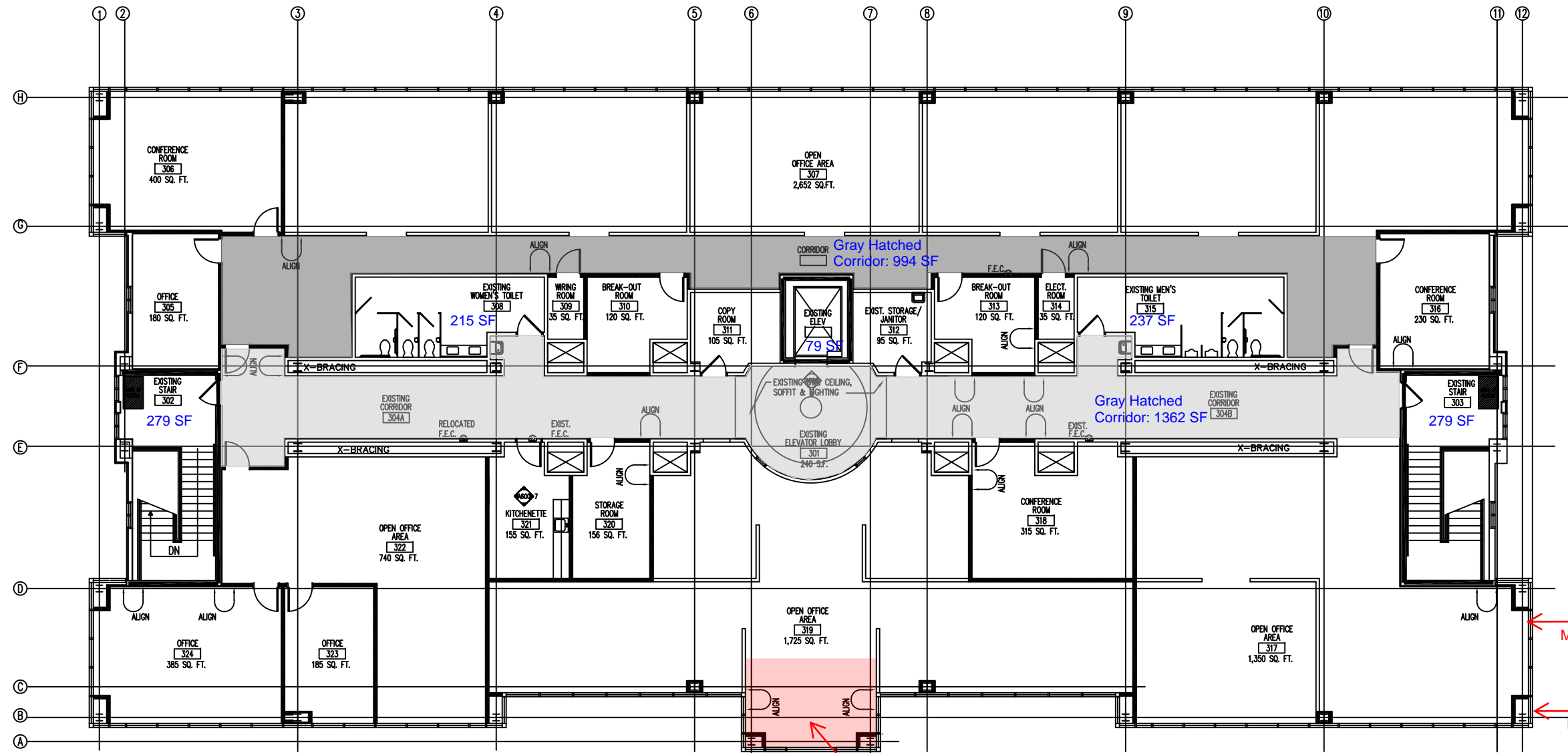


Difference in SF between 2nd and 3rd floor

Measured to interior of exterior wall
Second Floor: 13,421 SF

Measured to exterior of exterior wall
Second Floor: 13,843 SF

1320 Hausman Rd.
Second Floor Plan
Scale: 1/16"=1'-0"



Measured to interior of exterior wall
Third Floor: 13,537 SF

Measured to exterior of exterior wall
Third Floor: 13,840 SF

Difference in SF between
2nd and 3rd floor

1320 Hausman Rd.
Third Floor Plan
Scale: 1/16"=1'-0"