



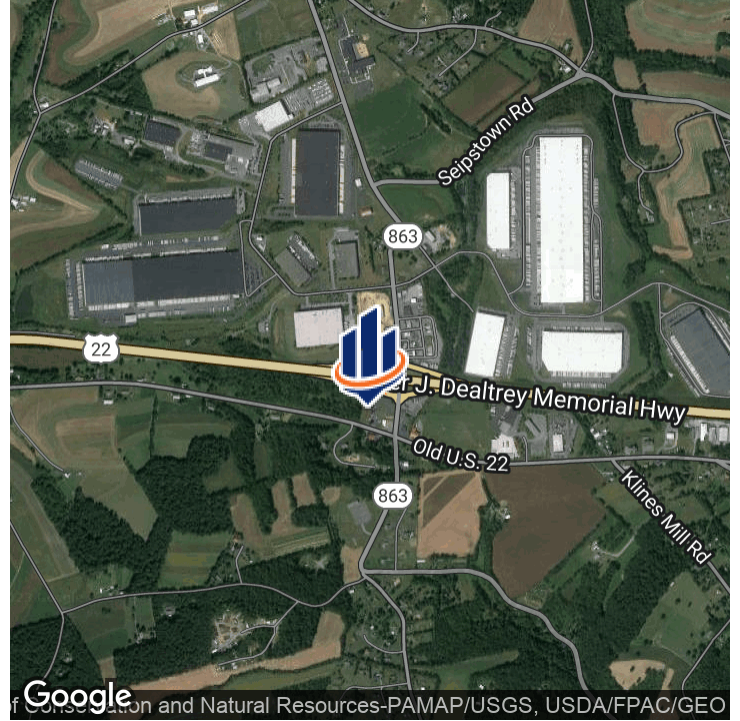
1,980 SF BUILDING IDEAL FOR OFFICE OR RETAIL LEASE

2160 GOLDEN KEY RD
KUTZTOWN, PA 19530

Steven A. Wilson, CCA
Associate Advisor
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Property Summary



Google Earth and Natural Resources-PAMAP/USGS, USDA/FPAC/GEO

Lease Rate **\$9.09/SF**

OFFERING SUMMARY

Building Size: 1,980 SF
Available SF: 1,980 SF
Lot Size: 0.94 Acres
Year Built: 1972
Zoning: LI - Light Industrial
Market: Lehigh Valley
Submarket: Kutztown
APN: 543650436449-1

PROPERTY OVERVIEW

Free-standing 1,980 SF building on land lease with 40 years remaining on the lease. This highly visible, former 3-bay gas station is ideal for renovation for office use, retail or other commercial use. Tanks, pumps, and islands have been removed. Lease terms include rent abatement with tenant making renovations (with owner approval). Taxes are estimated at \$1.41/SF. Roof replaced summer 2021. Septic, well water, and electric utilities. Septic and water shared with motel; electric meter needs to be installed.

By-right uses include day care, medical/dental/vet clinic, office use, personal services, restaurant (with restrictions), and retail store.

Total 3.8 acre lot contains a 39-key Super 8 Motel and a new, free-standing Dunkin' (Donuts).

LOCATION OVERVIEW

The property is situated on Golden Key Rd [Rt 863] between I-78 and Old US 22 in Lehigh County. The town of New Smithville is 1 mile west, Allentown is 15 miles east, Reading is 27 miles southwest, and Lehigh Valley International Airport is 16 miles east. Within minutes of the property is a truck stop, several commercial businesses, restaurants, retail, schools, churches and residences.

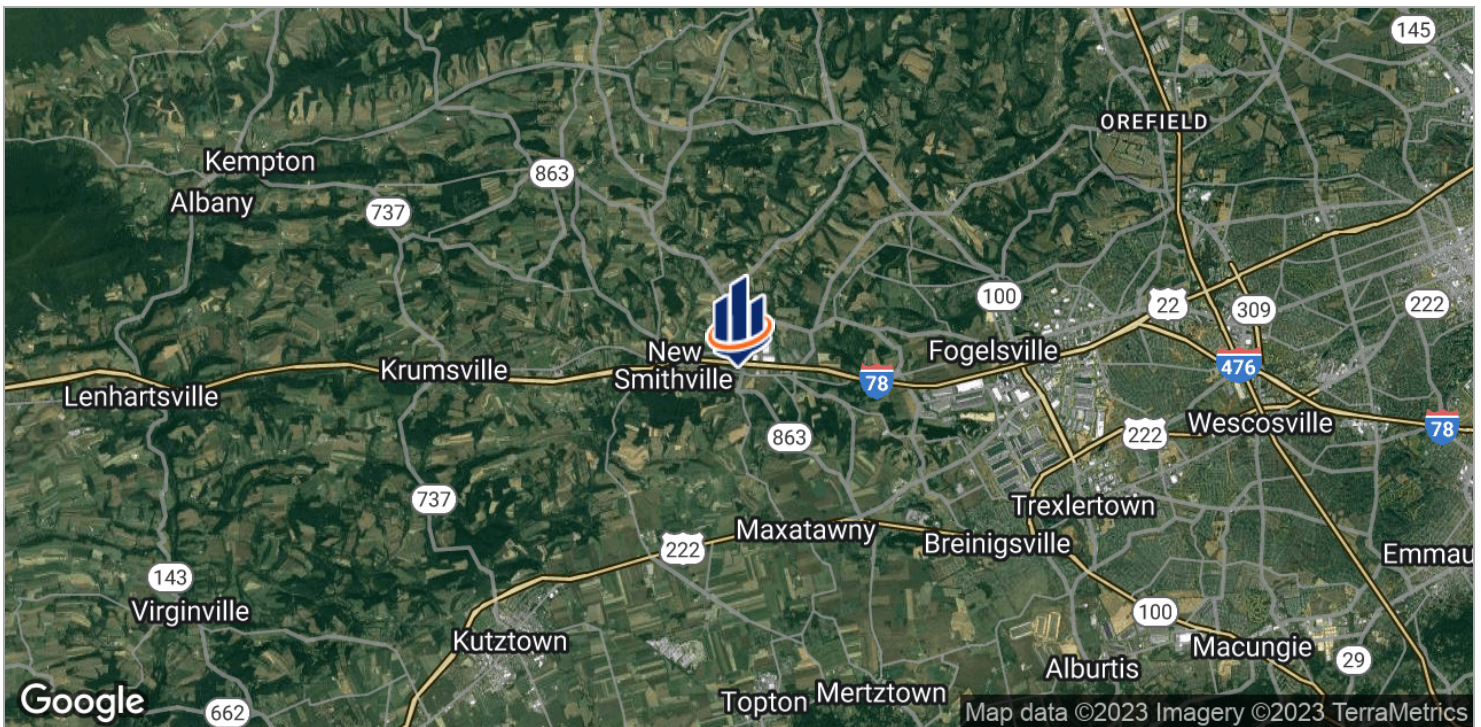
Additional Photos



Additional Photos



Location Maps

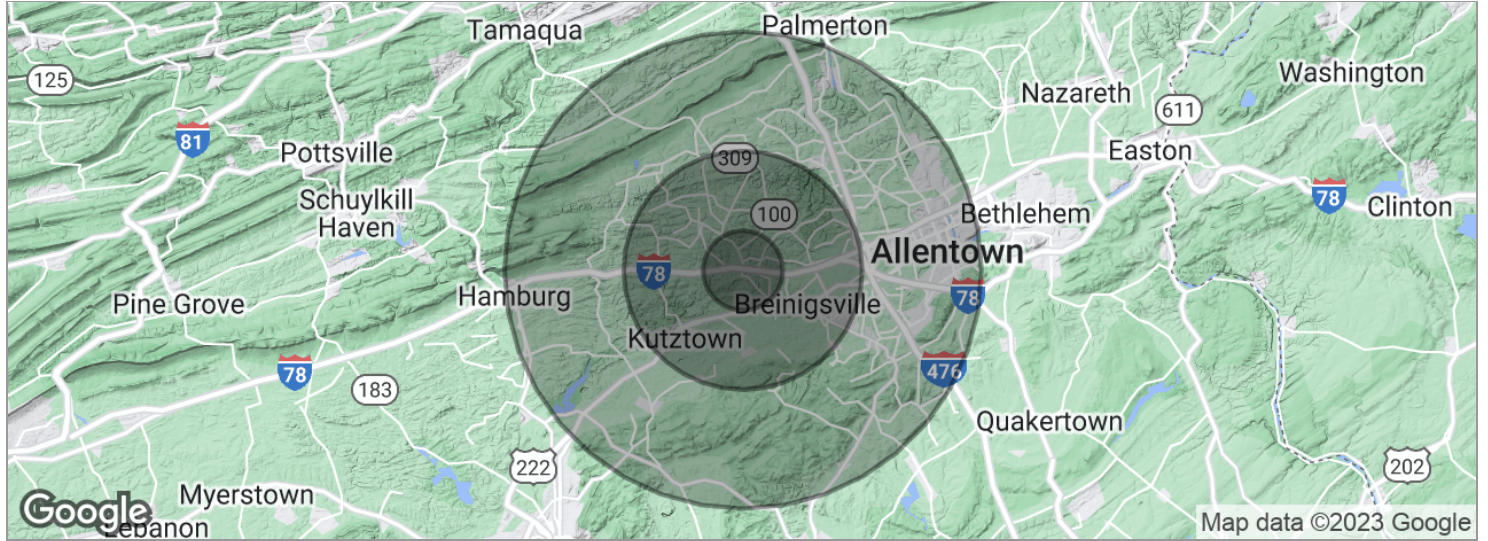


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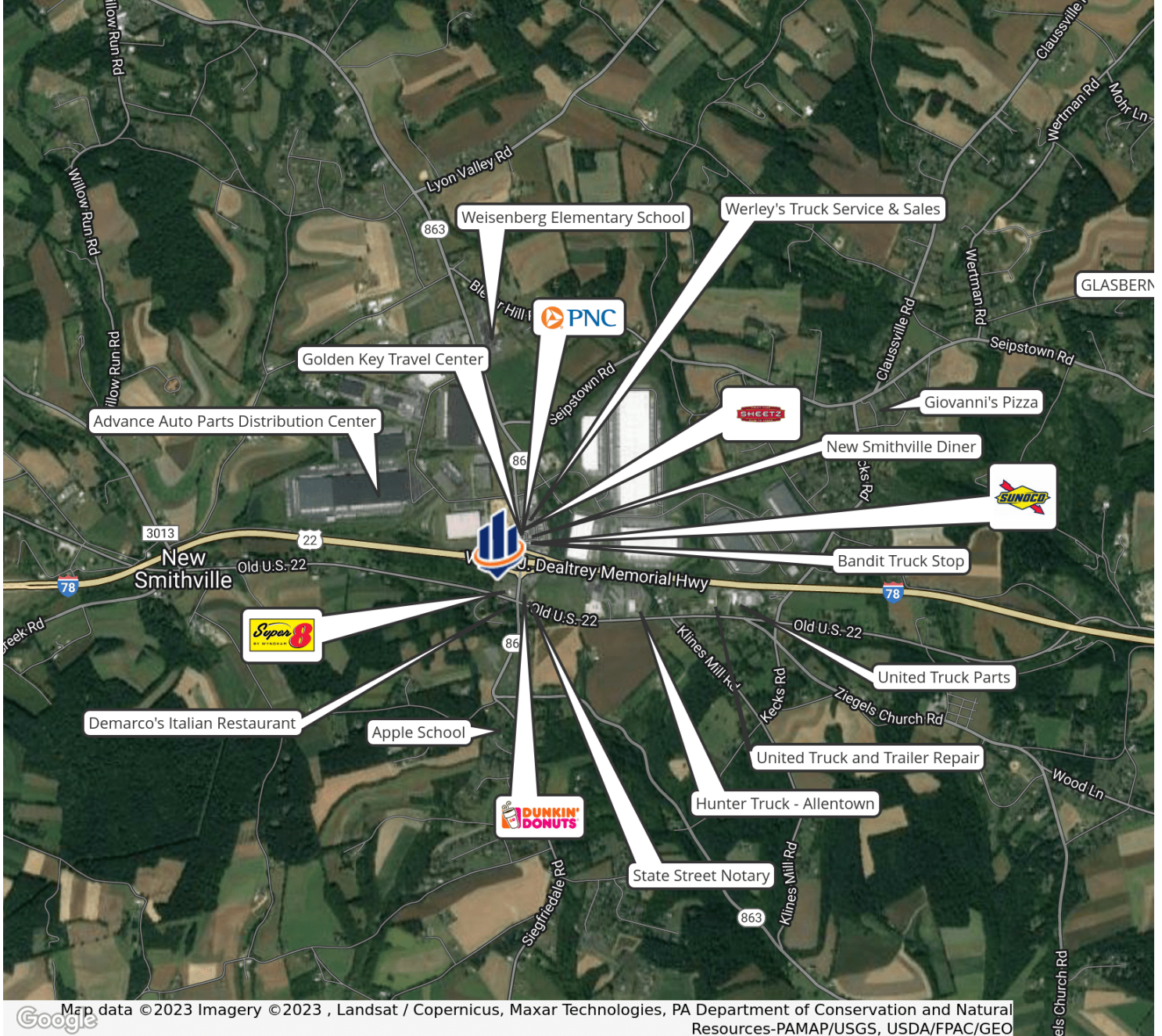
Demographics Map



POPULATION	2.5 MILES	7.5 MILES	15 MILES
Total population	4,272	50,912	283,894
Median age	35.8	35.6	41.3
Median age (Male)	35.0	35.4	40.4
Median age (Female)	36.5	35.6	41.8
HOUSEHOLDS & INCOME	2.5 MILES	7.5 MILES	15 MILES
Total households	1,463	18,046	108,535
# of persons per HH	2.9	2.8	2.6
Average HH income	\$85,648	\$80,170	\$82,032
Average house value	\$321,584	\$297,799	\$271,220

* Demographic data derived from 2020 ACS - US Census

What's Nearby



Advisor Bio



STEVEN A. WILSON, CCA

Associate Advisor

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PROFESSIONAL BACKGROUND

Steve joined the SVN Imperial Realty team in 2016 and has more than 35 years' experience in business development in various industries. He works primarily with owners and investors in all asset categories (Land, Hospitality, Retail, Office), but has a special focus on the Industrial sector -- particularly the sale of small to mid-size properties and businesses. His reach includes the Lehigh Valley, as well as Bucks and Montgomery counties.

After working with several clients considering retirement, and the sale of both their business and the property on which it operated, Steve expanded his CRE services to include business brokerage and exit planning. By collaborating with other specialists within and outside of the SVN Imperial office, Steve can offer clients proven and effective methods to prepare themselves, their businesses, and their properties for sale. With attention to detail and a consultative style, Steve stays engaged with his clients pre-, during, and post-sale.

Steve has a BS in Mineral Economics from Penn State, and an MBA with a concentration in Marketing from Lehigh University. He also holds the Certified Commercial Advisor (CCA) designation from the National Association of Real Estate Advisors (NAREA). He is driven by the belief that the client comes first, last, and always. On a personal level, he is guided by three core values: respect, integrity, and personal growth.

Prior to CRE, Steve worked nationally and internationally with both Fortune 500 companies and Small-to-Medium-Enterprises in such industries as oil and natural gas, packaging services, corporate training programs, printing and advertising, and personal care products manufacturing. This experience, coupled with co-founding and running a packaging services company for 14 years -- and spearheading 3 asset purchases -- provides the perspective and skills to tackle a myriad of issues and situations.

A native of Bucks County Pennsylvania, Steve has also lived and worked in Maryland and Florida. He is a proud father of three sons (all serving in the military), and since 2009 has volunteered and worked in mountain and hotel operations at Bear Creek Mountain Resort in Macungie. He has been a member of the National Ski Patrol since 2009.

EDUCATION

- Lehigh University (Bethlehem, PA) | College of Business and Economics | MBA in Marketing
- Loyola University (Baltimore, MD) | Sellinger School of Business and Management (began MBA coursework; relocated to PA)
- Penn State University (University Park, PA) | College of Earth and Mineral Sciences | BS Mineral Economics

MEMBERSHIPS

- National Association of Realtors (NAR)
- Pennsylvania Association of Realtors (PAR)
- Greater Lehigh Valley REALTORS (GLVR)
- National Association of Real Estate Advisors (NAREA)

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