

# Core Lehigh Valley Investment Opportunity



IRREPLACEABLE LEHIGH  
VALLEY LOCATION

HIGH BARRIER TO  
ENTRY MARKET

EXCELLENT REDEVELOPMENT  
& ZONING OPTIONALITY

1038 N Sherman St, Allentown, PA 18109



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## Location Overview

### TRANSACTION TEAM



**Austin Shirley**

+1 610 389 1717

[austin.shirley@kbcadvisors.com](mailto:austin.shirley@kbcadvisors.com)



**Nate Hunter**

+1 215 767 4444

[nate.hunter@kbcadvisors.com](mailto:nate.hunter@kbcadvisors.com)



**Josh Yurasits**

+1 267 614 4909

[joshua.yurasits@kbcadvisors.com](mailto:joshua.yurasits@kbcadvisors.com)

### MARKET LEADERS



**Mark Chubb**

+1 302 275 5043

[mark.chubb@kbcadvisors.com](mailto:mark.chubb@kbcadvisors.com)



**Michael Zerbe**

+1 610 462 3956

[michael.zerbe@kbcadvisors.com](mailto:michael.zerbe@kbcadvisors.com)



**Summer Coulter**

+1 909 636 4777

[summer.coulter@kbcadvisors.com](mailto:summer.coulter@kbcadvisors.com)



**W. Jason Webb**

+1 717 329 0881

[jason.webb@kbcadvisors.com](mailto:jason.webb@kbcadvisors.com)



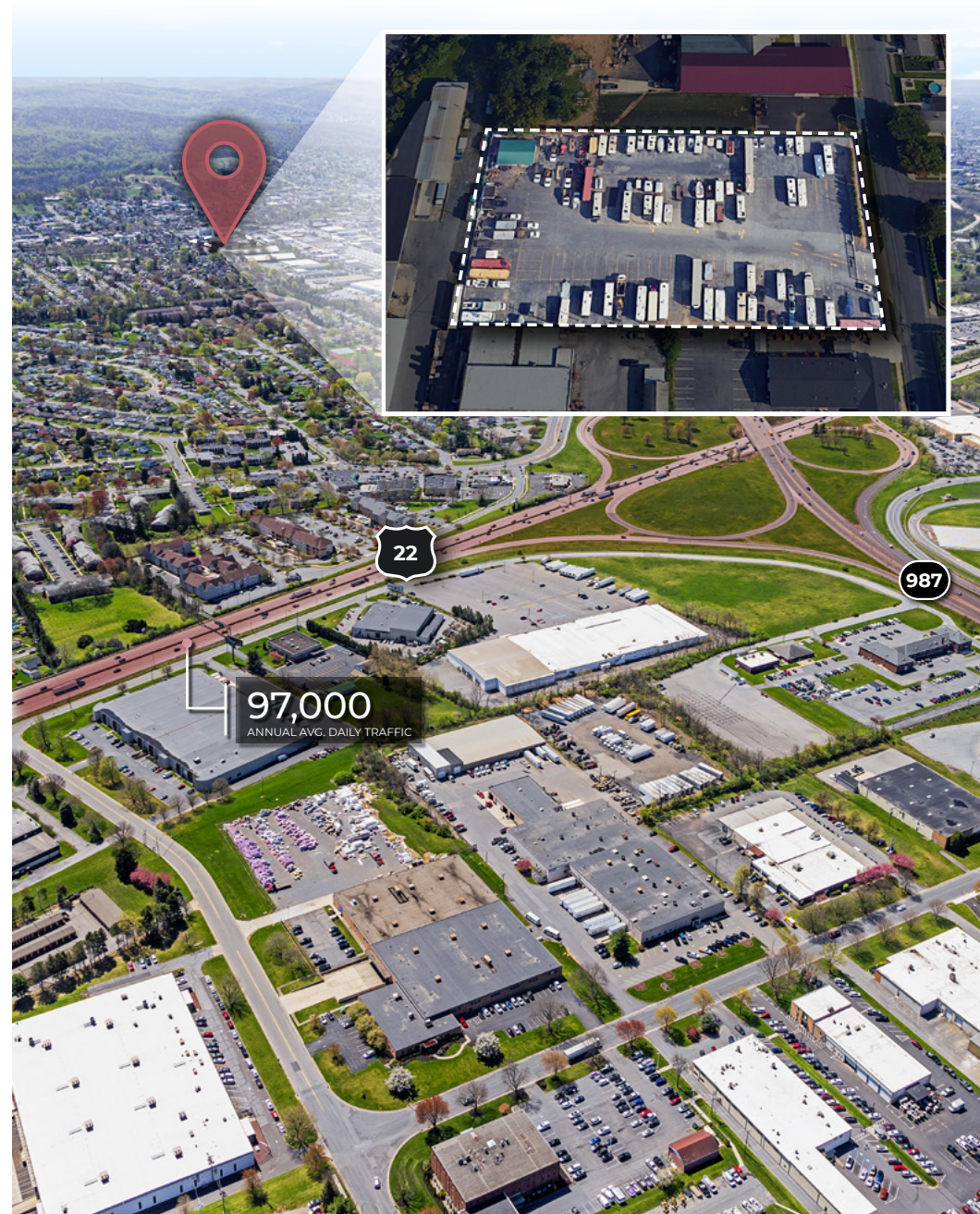


# The Opportunity

KBC Advisors, as exclusive agent, is pleased to present the opportunity to acquire a 2.1-acre parcel in a core, Lehigh Valley location, minutes away from Route 22 and the Lehigh Valley International Airport. The site is currently leased to a roster of tenants utilizing the space for parking on a 'per-slip' basis. The short-term nature of the leases (primarily month-to-month) offer investors the opportunity to continue the current operation and capitalize on rents that are 30% below market or reconfigure the lot and benefit from several attractive uses that are permitted in the City of Allentown's 'B3' zoning district.

## PROPERTY OVERVIEW

Address	1038 N Sherman St, Allentown, PA 18109
School District	Allentown
Tax Authority	City of Allentown
County	Lehigh
Zoning	B3
Lot Area (AC)	2.1





## IRREPLACEABLE CORE LEHIGH VALLEY LOCATION

- » The Lehigh Valley industrial market is home to the largest concentration of institutional ownership and corporate occupiers due to its convenient accessibility and proximity to an abundant labor pool.
  - Ranked as the 67th largest economy in United States.
  - Ranked as one of the U.S. hotspots for business attraction and expansion in 2024, placing third in the country for regions of its size.

## SIGNIFICANT RENTAL UPSIDE

- » The Property features several short-term leases on a 'per-slip' basis (most of them consisting of month-to-month agreements), enabling investors to capitalize on rents that are 30% below market.

## DENSE LABOR AND DEMOGRAPHIC PROFILE

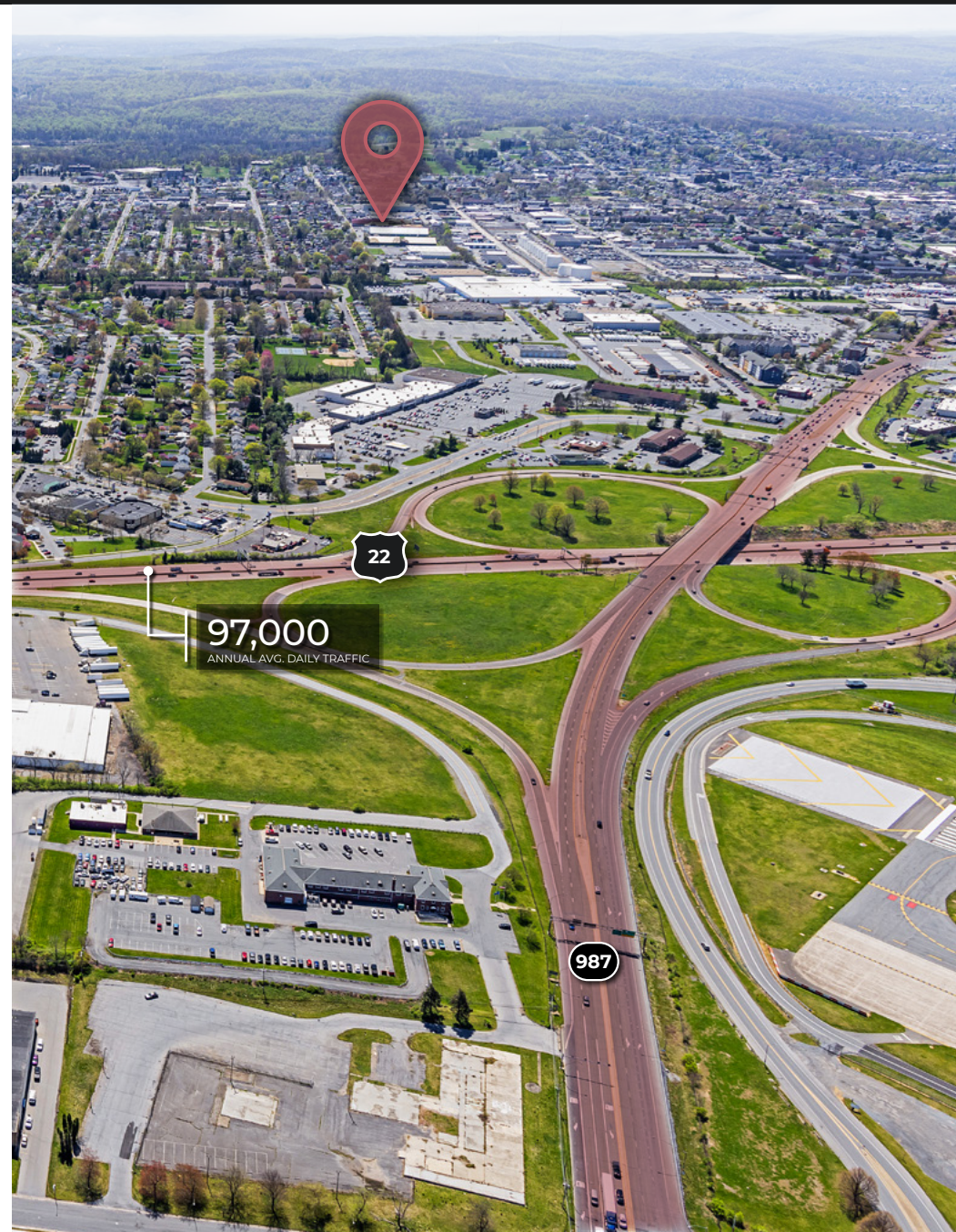
- » 1038 N Sherman Street benefits from a population of more than 1,081,000 within a 45-minute drive time. Further, the targeted labor force within a 15-minute drive time boasts negative net commuter scores, indicating that there is a need for additional employment opportunities nearby.

## ATTRACTIVE ZONING & REDEVELOPMENT OPTIONALITY

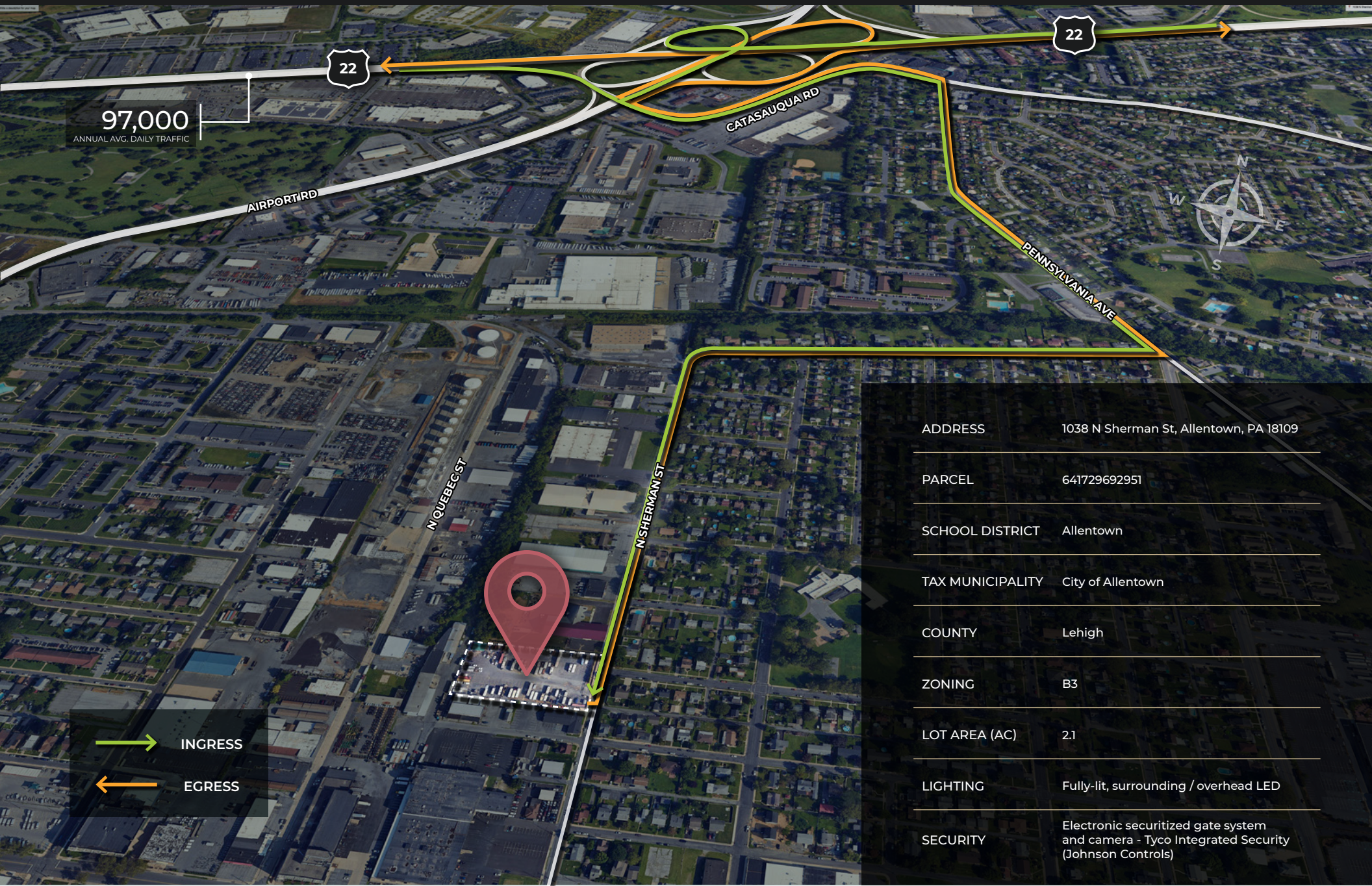
- » The City of Allentown's 'B3' zoning district permits several attractive industrial, commercial, and miscellaneous uses, resulting in a wide target audience of future occupiers. Select permitted uses include, but are not limited to, the following:
 

<ul style="list-style-type: none"> <li>■ Warehousing or Storage</li> <li>■ Self Storage</li> <li>■ Parking*</li> </ul>	<ul style="list-style-type: none"> <li>■ Storage of Commercial Vehicles</li> <li>■ Wholesale Sales</li> <li>■ Manufacturing (select uses)</li> </ul>
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*\*No off-street parking lot that abuts or is across the street from a residential district may be used for the parking of tractors, tractor trailers, buses and commercial vehicles equal to or greater than a Class V. This restriction shall only apply to parking lots established as a principal use of the lot and not where such parking is accessory to or required as part of another principal use.*

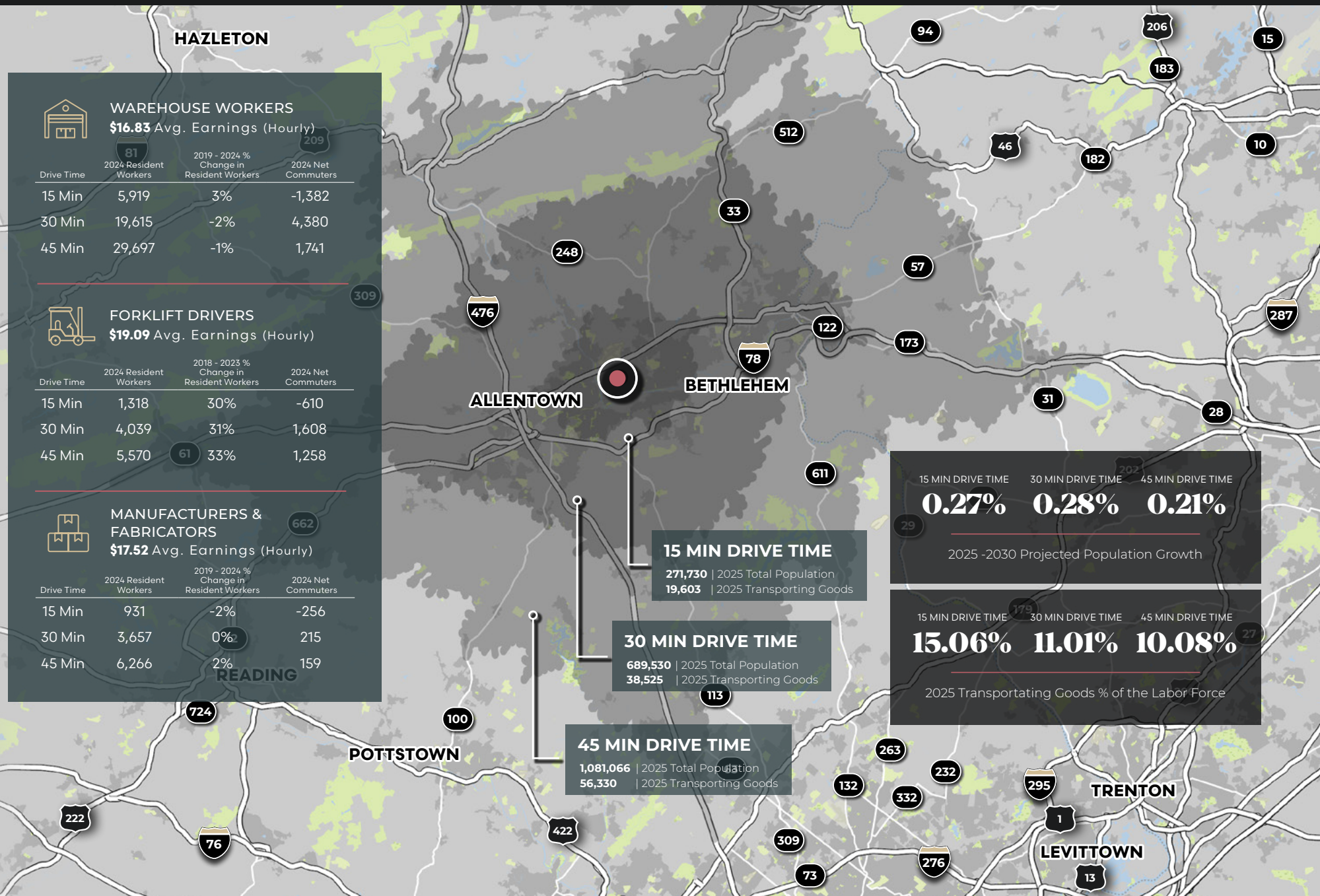






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PARCEL	641729692951
SCHOOL DISTRICT	Allentown
TAX MUNICIPALITY	City of Allentown
COUNTY	Lehigh
ZONING	B3
LOT AREA (AC)	2.1
LIGHTING	Fully-lit, surrounding / overhead LED
SECURITY	Electronic securitized gate system and camera - Tyco Integrated Security (Johnson Controls)









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