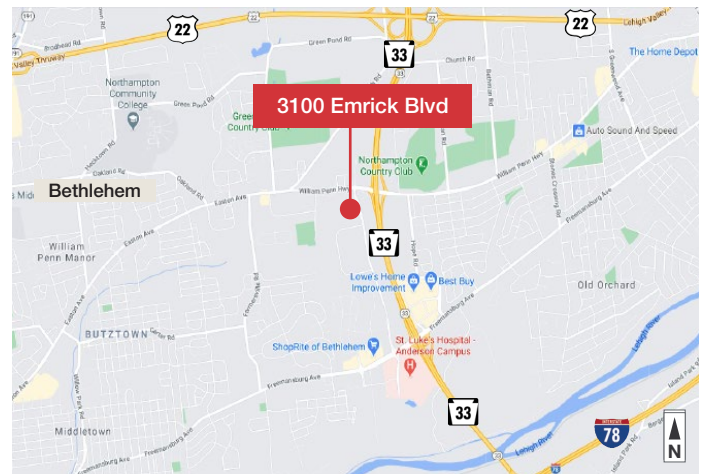




## 3100 Emrick Boulevard Bethlehem, Northampton County, PA

### Property Features

- Class A office building
- 7,772 SF (divisible) first floor office
- Highly visible location in professional office park LVIP VI
- Ample parking and area amenities nearby
- Located in close proximity to multiple medical care related sites and corporate neighbors
- Directly off Route 33 with easy access to Route 22 and I-78
- **Lease rate: \$21.00/SF Modified Gross plus Utilities and Janitorial**



For more information:

**Sarah Finney Miller**

610.871.1719 | [sfinney@naisummit.com](mailto:sfinney@naisummit.com)

**Jennifer Kennedy**

610.871.1707 | [jennkennedy@naisummit.com](mailto:jennkennedy@naisummit.com)

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**NAI Summit**

1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200 | [naisummit.com](http://naisummit.com)

# AVAILABLE OFFICE SUITES **BUILDING FLOOR PLAN**

## 1st Floor



# 3100 EMRICK BLVD BETHLEHEM, PA



## Area Overview

Situated between William Penn Highway and Freemansburg Avenue, adjacent to PA Route 33. Location provides quick access to Routes 22 and I-78. Area amenities include Southmont Plaza, a shopping center with major retailers. One mile drive to St. Luke's Hospital- Anderson Campus.

## AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	6,385	51,263	136,702
Median Age	45.1	46.3	42.8
Average HH Income	\$150,711	\$122,041	\$108,494
Total Businesses	287	1,618	4,821
Total Employees	5,114	19,286	56,030

## TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
Easton Ave	0.21	William Penn Ct E	2020	15,603
Easton Ave	0.28	William Penn Ct W	2017	11,637
Hope Road	0.49	Hope Ridge Dr	2020	3,240