

**LEASE**

# 3- Tenant Flex Bldg., LVIP I, Bethlehem, PA

**2285 AVENUE A**

Bethlehem, PA 18017

**PRESENTED BY:**

**AMY HAWLEY, SIOR**

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PA #RS359711





## PROPERTY SUMMARY



### OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| LEASE RATE:      | \$9.00 SF/yr (NNN) |
| NUMBER OF UNITS: | 3                  |
| SPACE AVAILABLE: | 8,550 SF           |
| LOT SIZE:        | 2.487 Acres        |
| BUILDING SIZE:   | 37,534 SF          |

### PROPERTY DESCRIPTION

Asking: \$9. per SF net (3)- Base rate  
Current Tenant Needs 120+ days to vacate the space  
5-year lease term preferred  
Owner will renovate to suit requirements  
Truck dock & drive-in loading facilities.

### PROPERTY HIGHLIGHTS

- 8,550 SF available in the middle of the building
- Heavy Electric Service
- Employee Lunch Room
- Truck Dock & Drive-in Loading facilities.
- Good tenant mix

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## ADDITIONAL PHOTOS



**AMY HAWLEY, SIOR**

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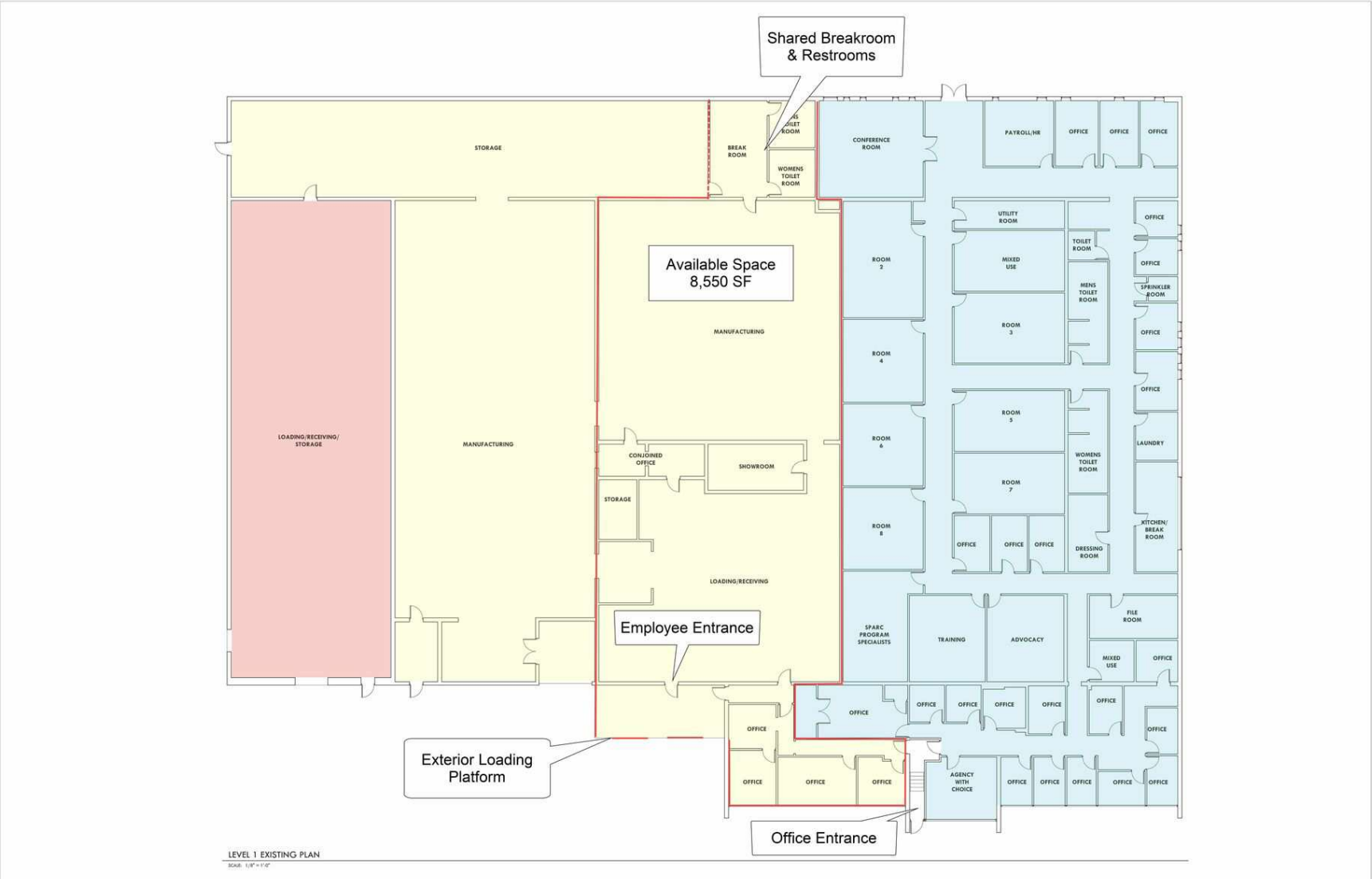
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FLOOR PLAN

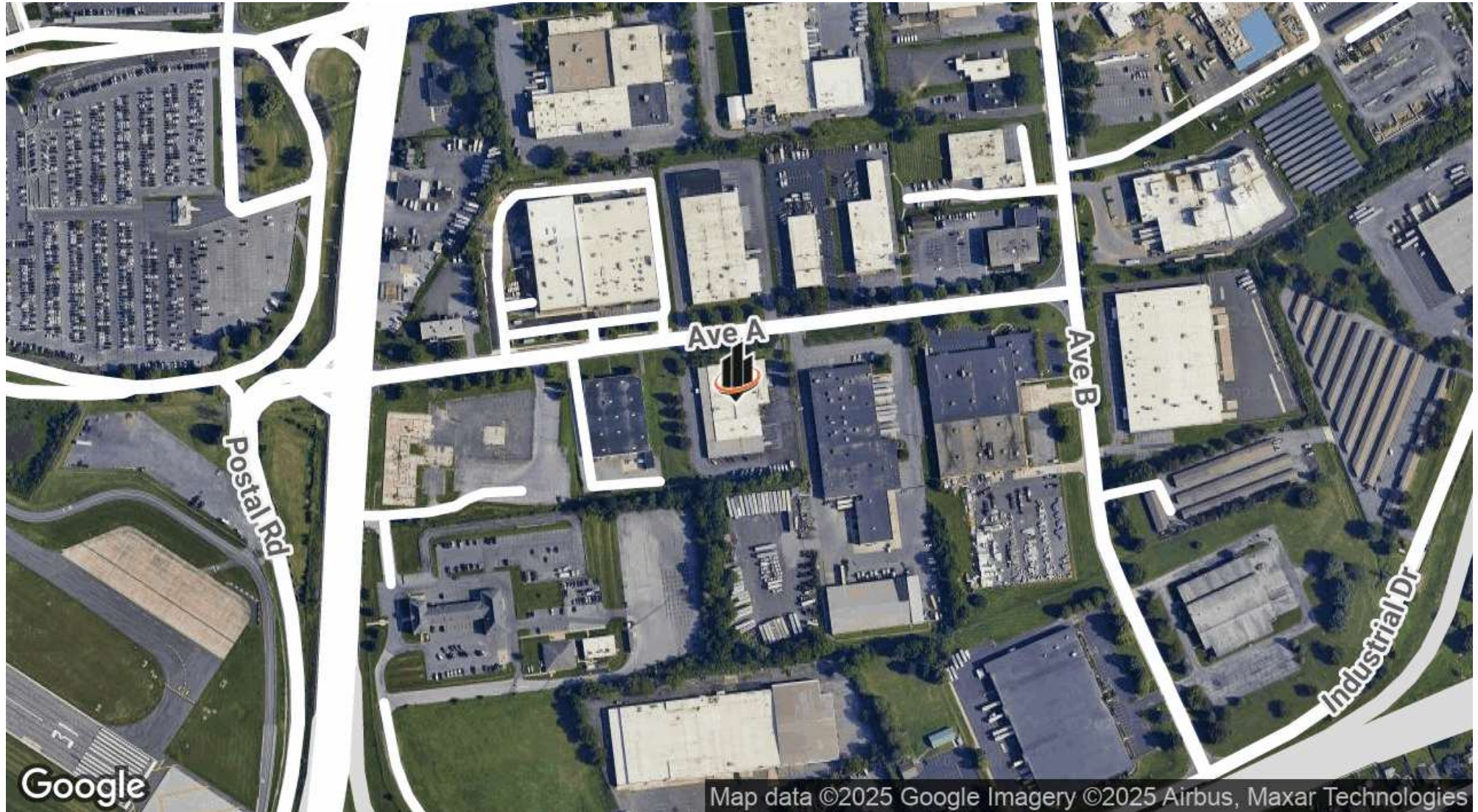


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## LOCATION MAP



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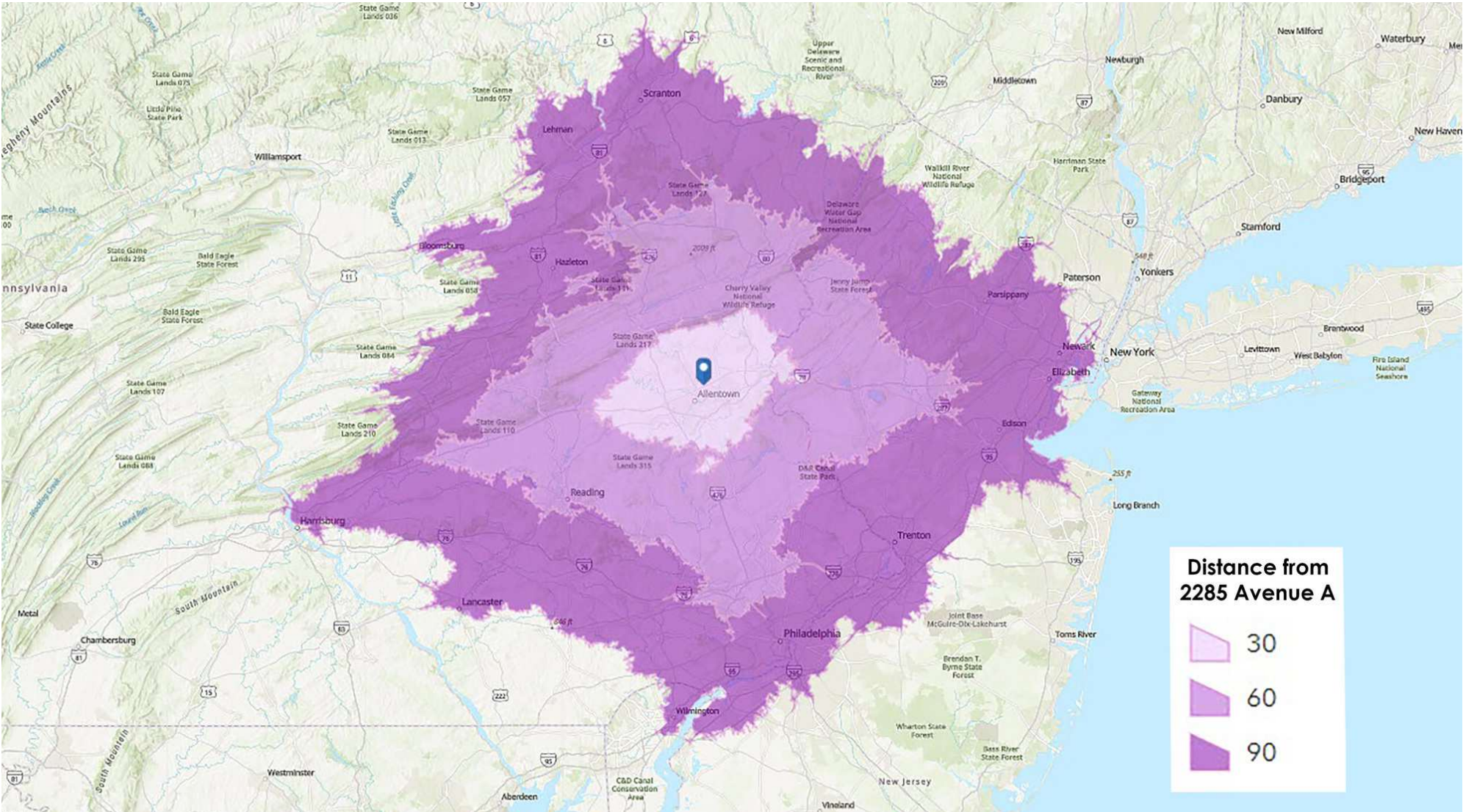
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DISTANCE FROM PROPERTY



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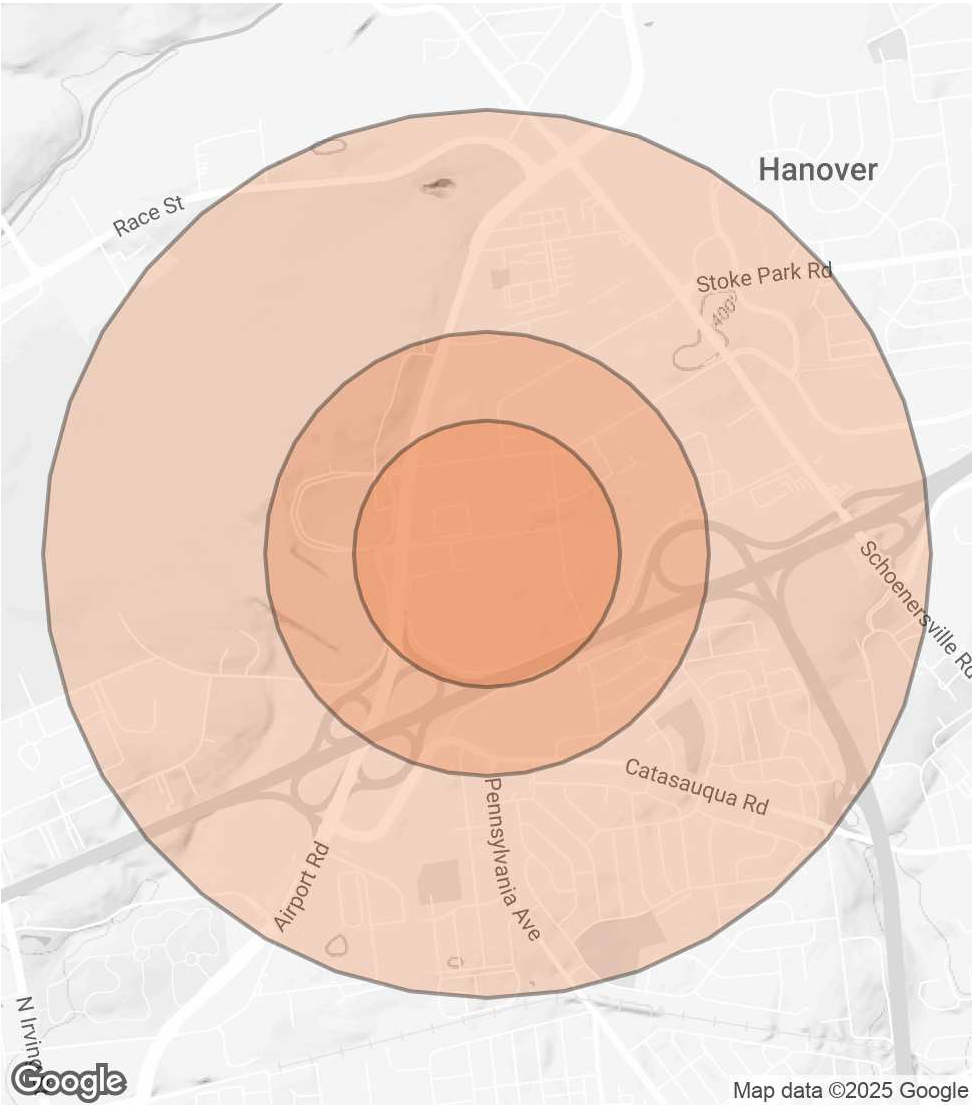
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# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION     | 11        | 601       | 5,215  |
| AVERAGE AGE          | 59        | 43        | 46     |
| AVERAGE AGE (MALE)   | 55        | 42        | 44     |
| AVERAGE AGE (FEMALE) | 62        | 45        | 48     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 5         | 303       | 2,437     |
| # OF PERSONS PER HH | 2.2       | 2         | 2.1       |
| AVERAGE HH INCOME   | \$61,683  | \$81,883  | \$84,559  |
| AVERAGE HOUSE VALUE | \$380,808 | \$241,933 | \$257,681 |

Demographics data derived from AlphaMap



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