

## Executive Summary



<b>SALE PRICE:</b>	\$1,100,000
<b>NET OPERATING INCOME:</b>	\$78,286.88
<b>INVESTMENT:</b>	NNN Leases
<b>TENANTS:</b>	Multiple Tenants
<b>MUNICIPALITY:</b>	South Whitehall Township
<b>BUILDING SIZE:</b>	Approximatly 4,108 SF
<b>ZONING:</b>	HC - Highway Commercial

### PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a owner/user, freestanding multi-tenant commercial office building strategically positioned on Hamilton Boulevard in South Whitehall Township. This well maintained property offers unparalleled visibility and frontage along a primary commercial corridor, ensuring consistent exposure for its tenants and long-term value for investors.

### PROPERTY FEATURES

- 2,000 SF Office for Owner to use
- Fantastic Visibility
- Great Access to Route 309, I78 and PA Turnpike
- Close proximity to Cedar Crest College, Lehigh Valley Health Network, Dorney Park, Restaurants and Many Services
- Uses include:
  - Business and Professional Office, General Business
  - Professional Services Businesses
  - Medical Office

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## Property Details

<b>PROPERTY NAME:</b>	3410-3426 Hamilton Blvd., Allentown
<b>TOWNSHIP:</b>	South Whitehall Township
<b>SCHOOL DISTRICT:</b>	Parkland School District
<b>PROPERTY TYPE:</b>	Office
<b>APN:</b>	548661311092 1
<b>UTILITIES:</b>	Public Water & Sewer PPL & UGI
<b>ZONING:</b>	HC - Highway Commercial
<b>BUILDING FRONTAGE:</b>	Hamilton Boulevard
<b>YEAR BUILT:</b>	1962
<b>NUMBER OF STORIES:</b>	1
<b>LOT:</b>	143.73 x 183.48
<b>NUMBER OF UNITS:</b>	3
<b>HVAC:</b>	800 and 1,200 SF units have new HVAC



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## Additional Photos

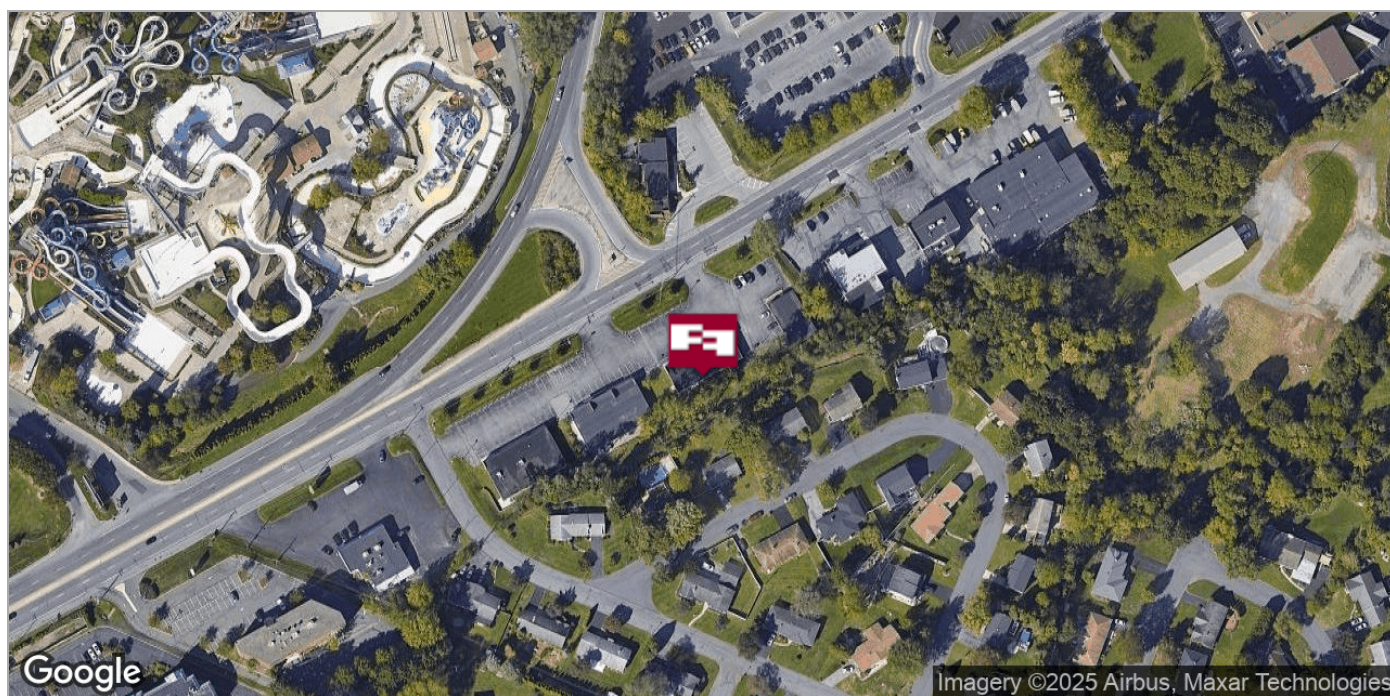
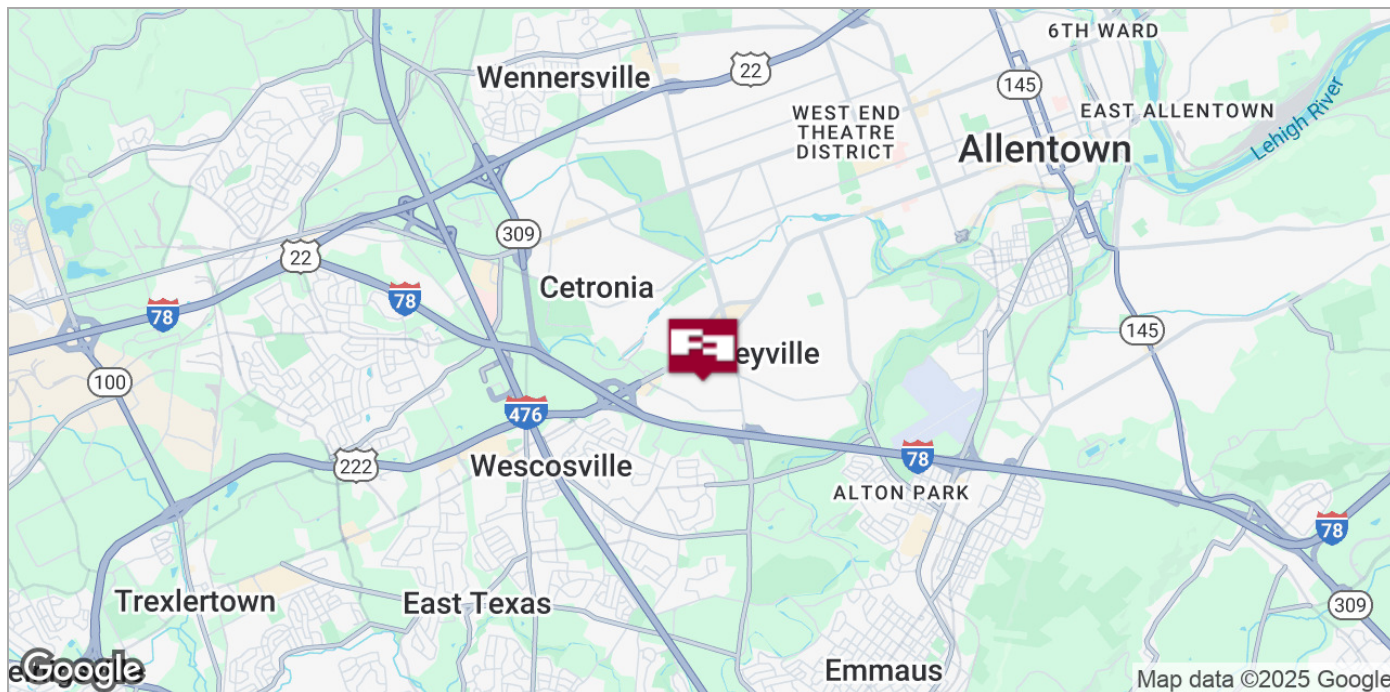


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## Location Maps

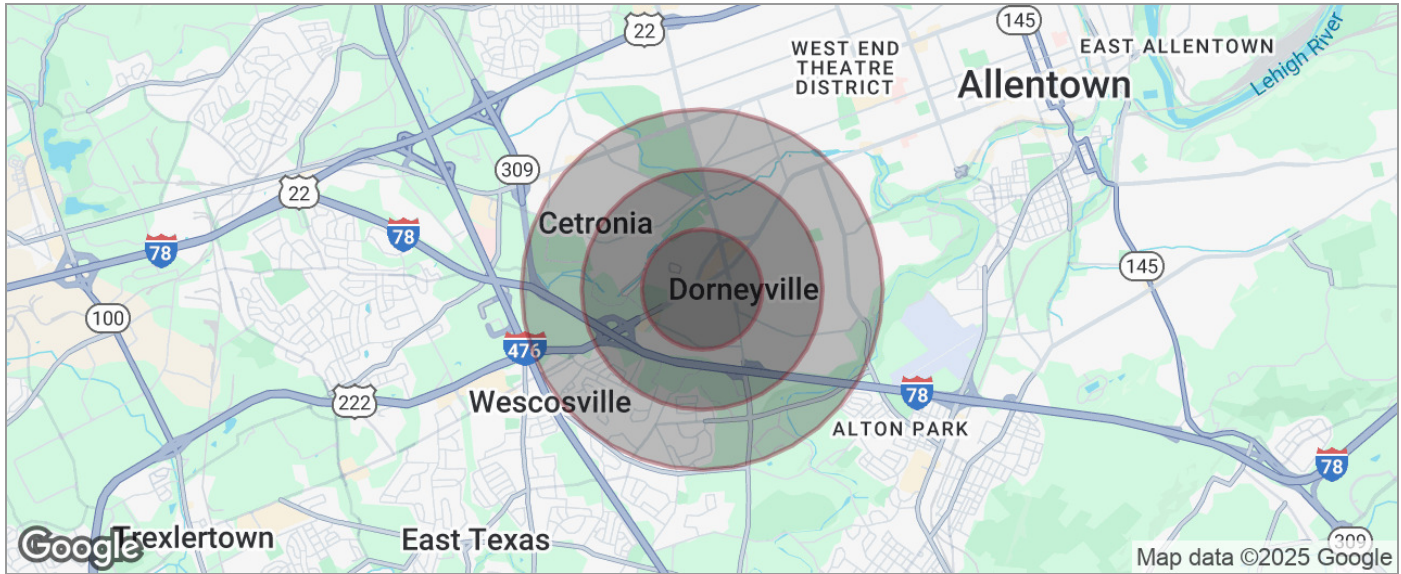


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## Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,628	6,884	16,645
MEDIAN AGE	48.5	45.8	44.8
MEDIAN AGE (MALE)	45.1	47.3	46.0
MEDIAN AGE (FEMALE)	50.2	47.3	46.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	613	2,667	6,782
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$101,805	\$109,423	\$109,777
AVERAGE HOUSE VALUE	\$258,138	\$289,461	\$300,742
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	80.3%	81.1%	80.9%
% BLACK	8.6%	4.2%	3.1%
% ASIAN	2.3%	5.2%	7.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.1%	1.5%	2.3%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	10.8%	12.0%	11.3%

\* Demographic data derived from 2020 ACS - US Census

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# Very Visible South Whitehall Township Investment Office Building for Sale

3410 - 3426 Hamilton Boulevard, Allentown, PA 18103

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