

Executive Summary



SALE PRICE: \$1,100,000

NET OPERATING INCOME: \$78,286.88

INVESTMENT: NNN Leases

TENANTS: Multiple Tenants

MUNICIPALITY: South Whitehall Township

BUILDING SIZE: Approximatly 4,108 SF

ZONING: 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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3410 - 3426 Hamilton Boulevard, Allentown, PA 18103

Property Details

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



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Additional Photos



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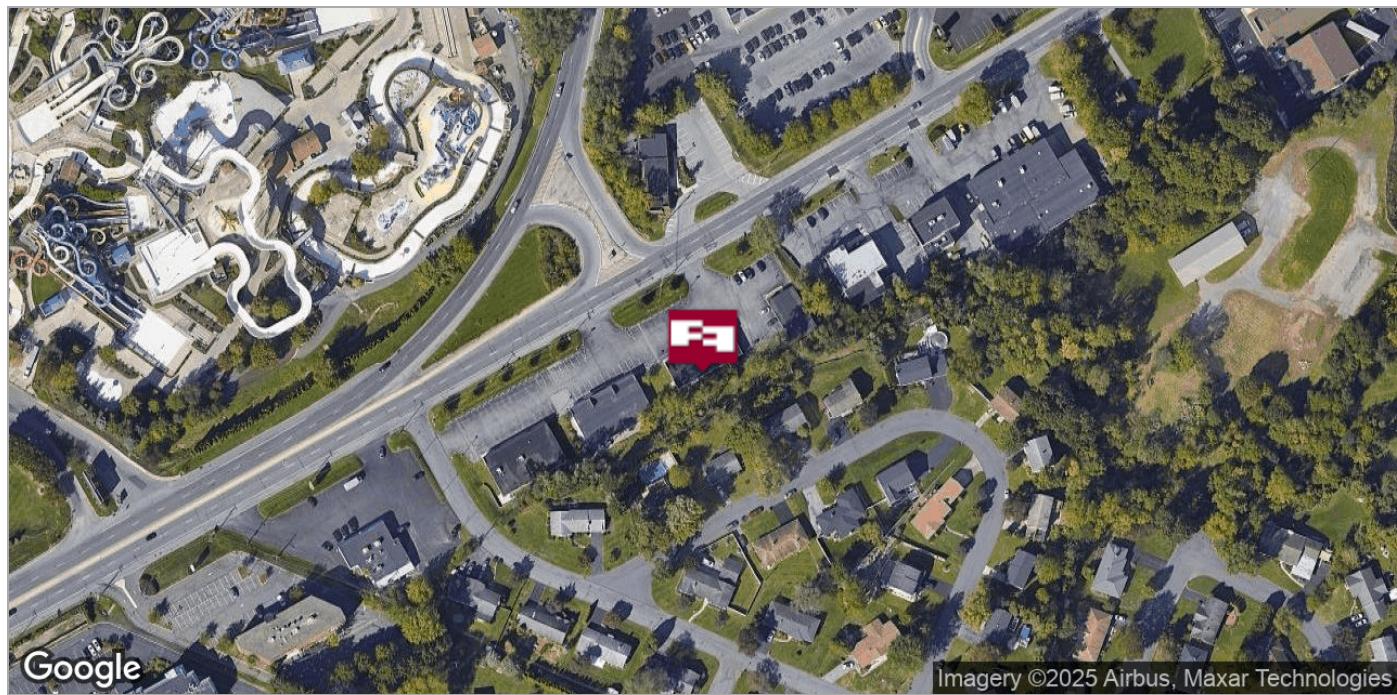
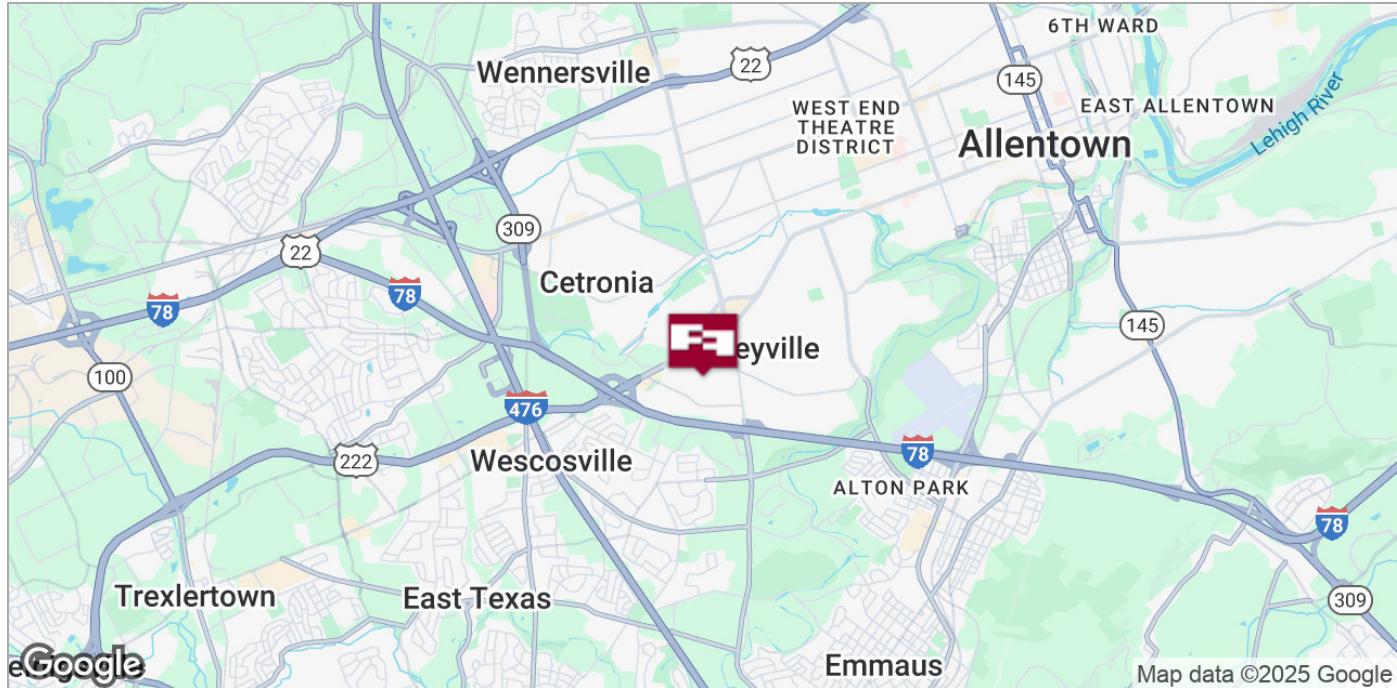
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Location Maps



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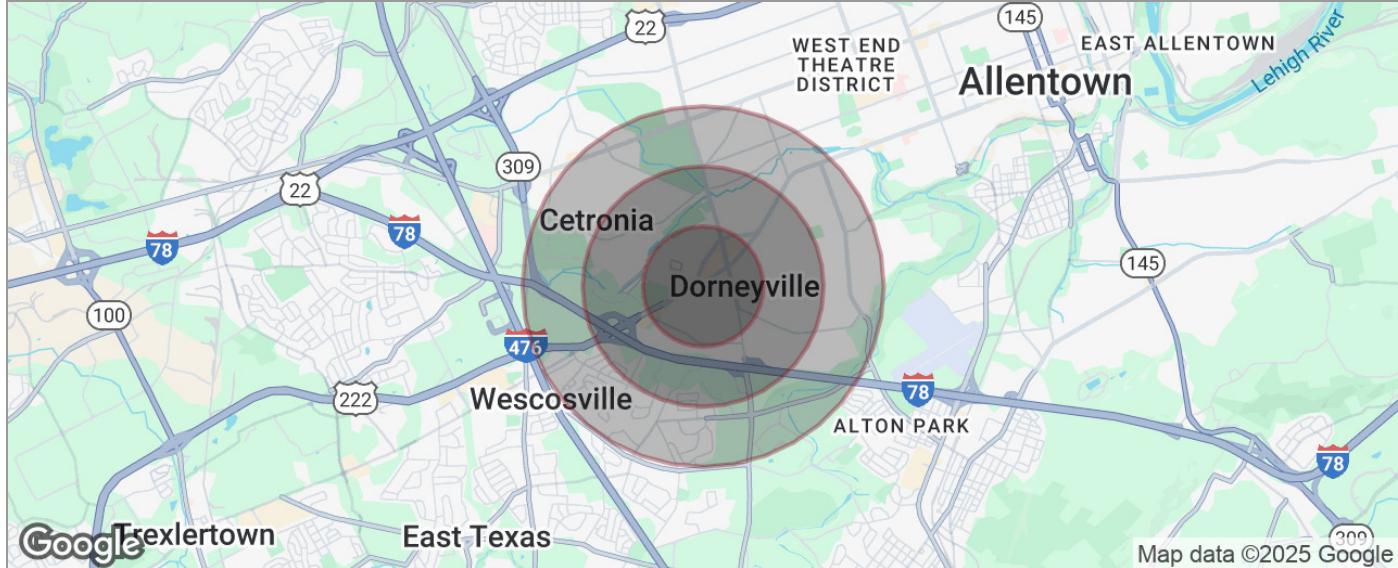
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Demographics Map



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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