



Quaint Oak Bank

1710 Union Boulevard | Allentown, Pennsylvania 18109

OFFERED
EXCLUSIVELY BY

John Rotunno

Pennsylvania Broker

PA Lic. #ABR002892

CONTACT BROKER

Northmarq

120 West 45th Street, Suite 2610

New York, NY 10036

646.778.5560

northmarq.com



Subject Property



[Click here for more information & to download the full Offering Memorandum](#)



\$4,655,000

Offering Price



6.00%

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in a single-tenant bank facility located in Allentown, Pennsylvania (the "Property").

The Property consists of 0.33 acres and a two-floor, 6,500-square-foot building that was built in 1958 and has been renovated recently to the exact specifications of the Tenant. The Property is located at the intersection of Union Boulevard (14,795 VPD) and North Quebec Street near the Lehigh Shopping Center. There are 498,222 in population in a ten-mile radius with an average household income in excess of \$107,000. The Tenant strategically selected this site to grow its presence in the Lehigh Valley market and recently executed a fifteen (15) year lease expiring December 19, 2039.