



22 S Commerce Way

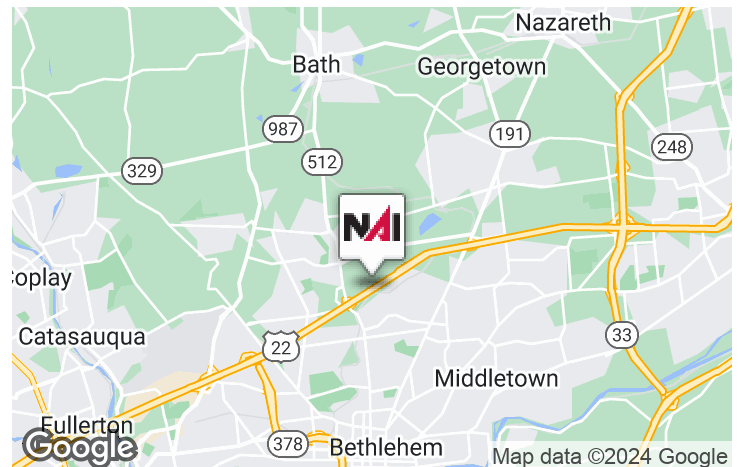
Bethlehem, Pennsylvania 18017

Property Overview

- 18,000 SF flex/industrial space within single story building
- Includes 1,800 SF dedicated office space
- Three dock doors and one drive in door
- 24' clear ceilings

Spaces	Lease Rate	Space Size
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18,000 SF - Flex Space	\$8.50 SF/yr	18,000 SF
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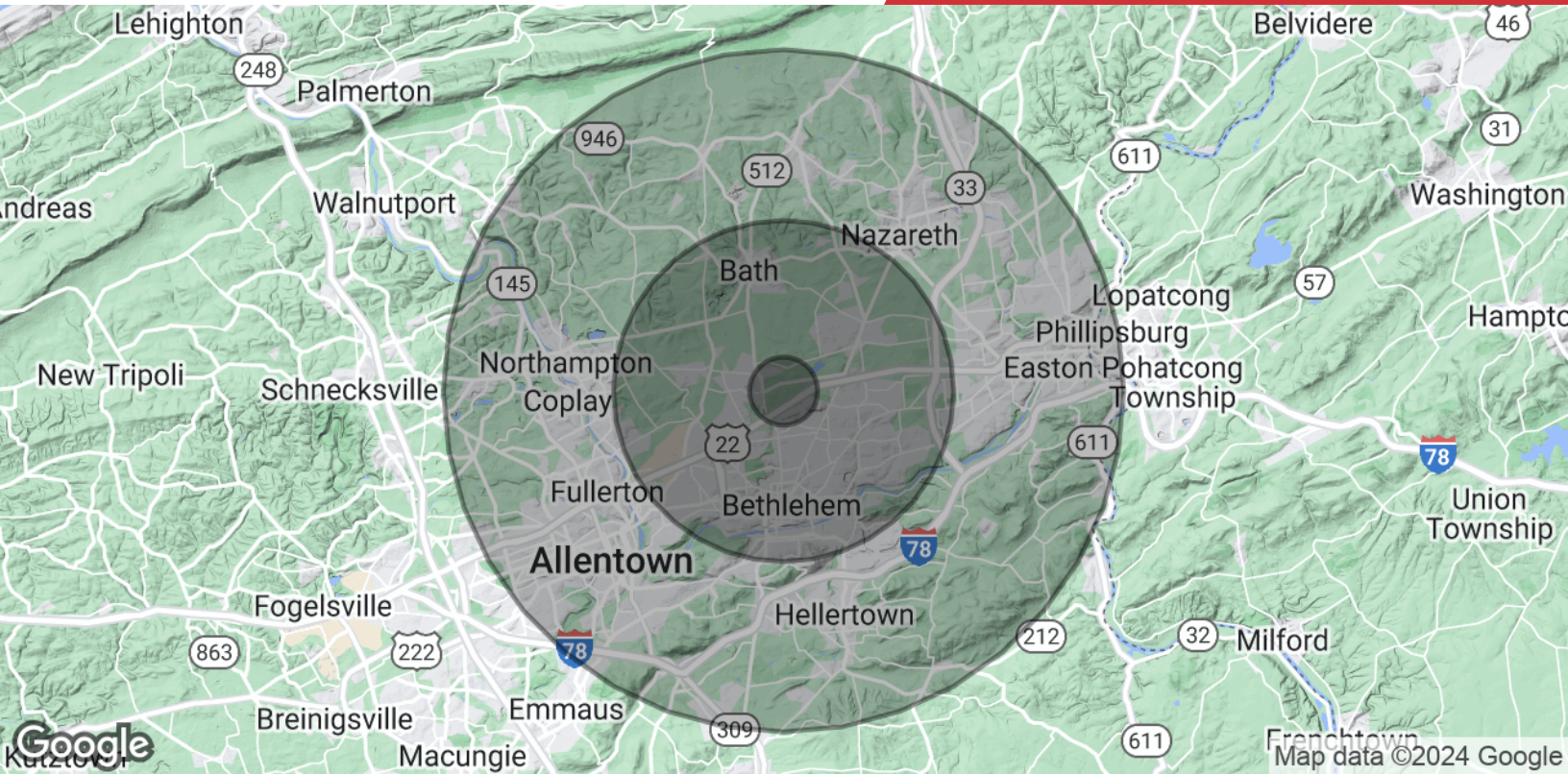
For More Information

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Population

	1 Mile	5 Miles	10 Miles
Total Population	3,759	142,535	476,853
Average Age	57.3	40.8	40.0

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,787	57,682	191,420
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$103,551	\$85,292	\$80,228

Traffic Counts

US Route 22	79,986/day
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* Demographic data derived from 2020 ACS - US Census