

FOR LEASE: UP TO 120,000 SF FOR WHOLESALE/RETAIL USE



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	121,159 SF
AVAILABLE SF:	15,000 - 120,000 SF
LOT SIZE:	16.26 Acres
YEAR BUILT:	1995
RENOVATED:	2022
ZONING:	GC, General Commercial District

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PA #RS273976

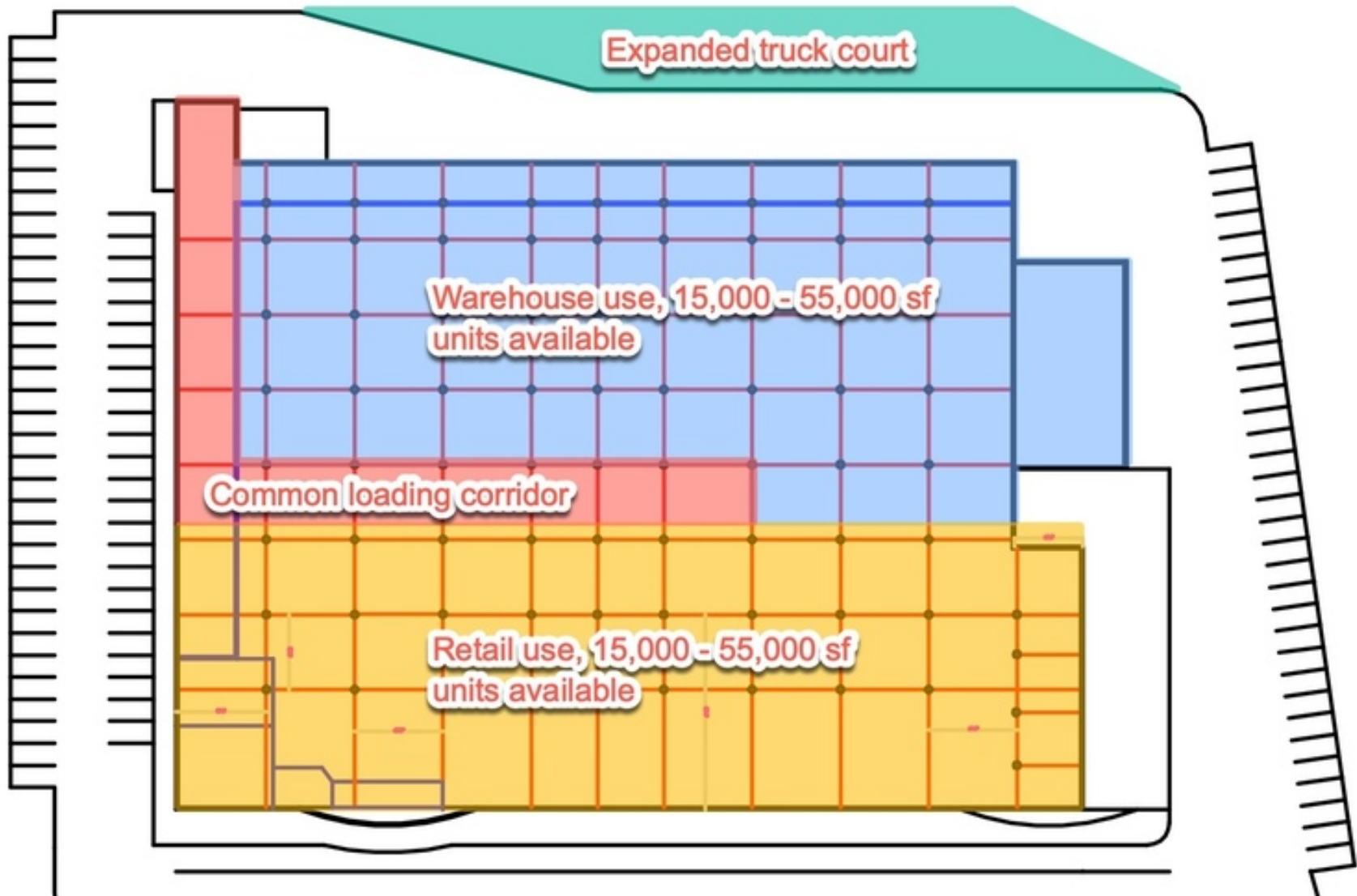
PROPERTY OVERVIEW

Wholesale/retail space available in Lehigh Township on Rt 145. Quick delivery and flexible footprint. Pylon signage available at signalized entrance.

PROPERTY HIGHLIGHTS

- Wholesale/Retail Uses Permitted
- Located on Rt 145
- Direct Access to Heart of Lehigh Valley
- Strong Demographics
- Flexible Layout Options

FLOOR PLANS



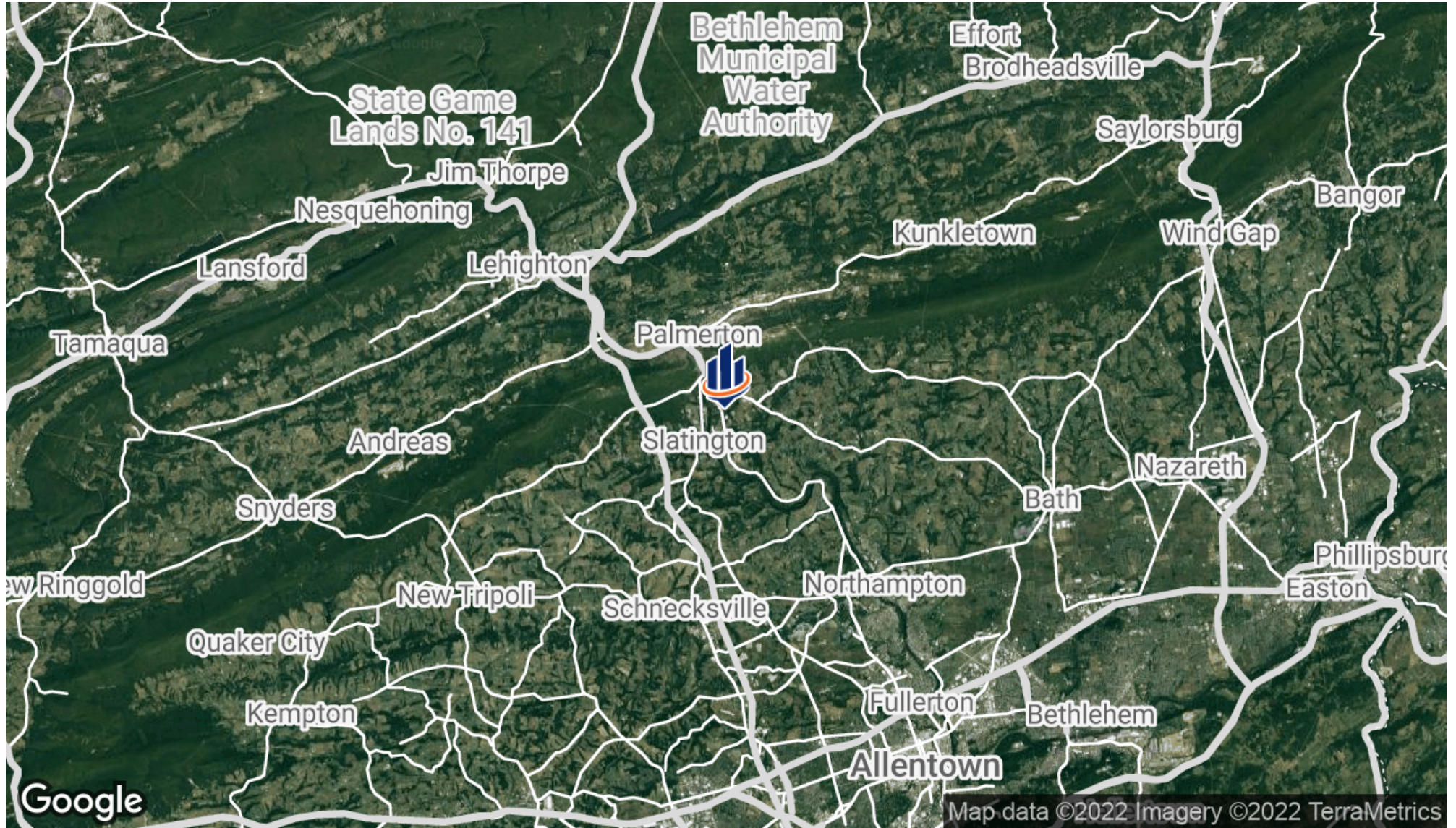
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

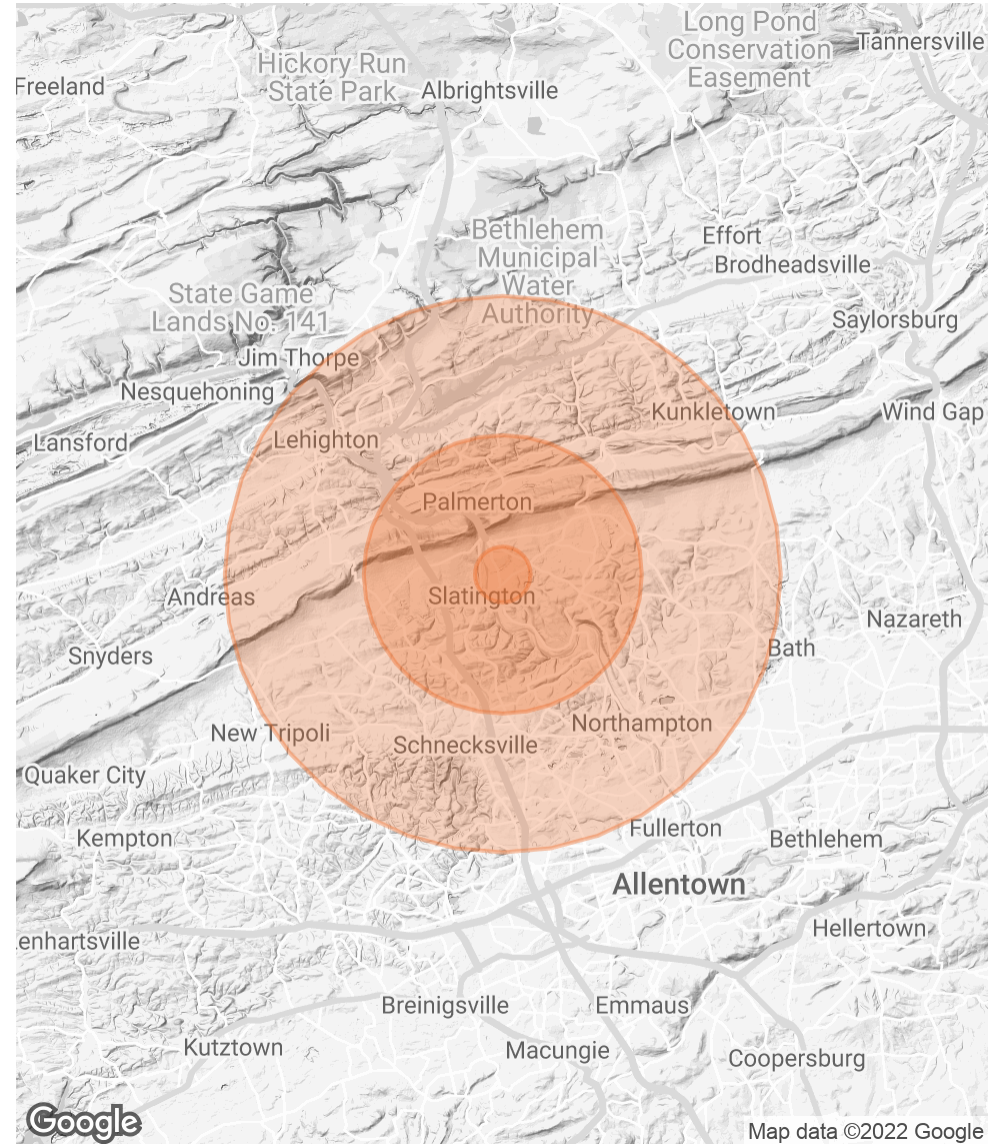
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,052	37,430	129,694
AVERAGE AGE	40.4	41.7	43.0
AVERAGE AGE (MALE)	37.9	39.9	42.1
AVERAGE AGE (FEMALE)	41.8	42.7	43.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,223	14,971	51,607
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$57,026	\$63,748	\$69,686
AVERAGE HOUSE VALUE	\$180,795	\$213,299	\$234,156

* Demographic data derived from 2010 US Census



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