

PRIME DEVELOPMENT OPPORTUNITY

3.1 ACRES ZONED NEIGHBORHOOD COMMERCIAL

4186 Easton Ave
Bethlehem, PA 18020



kw
KELLERWILLIAMS.
REAL ESTATE

 **THE James Balliet**
PROPERTY GROUP

EXECUTIVE SUMMARY

PRIME DEVELOPMENT OPPORTUNITY

4186 Easton Ave, Bethlehem, PA 18020



OFFERING SUMMARY

Sale Price:	\$2,650,000
Current Building Size:	14,016 SF
Lot Size:	3.1 Acres
Lot Size:	135,036 SF
Zoning:	NC - Neighborhood Commercial
Market:	Lehigh Valley

LOCATION OVERVIEW

Property Site ideally located just minutes from Routes 378, I-78, and many of the Lehigh Valley's main travel highways

PROPERTY OVERVIEW

This outstanding 3.1 acre property features 3 existing structures totaling ±14,016 SF. Main retail structure is a 2 story post and beam barn and is ±7,000 SF. This building has been a long standing successful retail location and is well known throughout the Lehigh Valley. Property also features a storage barn and a 2,800 SF barn. Property is just minutes from Rt. 33, I-78 and many Lehigh Valley's main travel highways.

PROPERTY HIGHLIGHTS

- 3.1 Acres
- Zoned: Neighborhood Commercial
- Signalized Intersection
- Near Major Thoroughfares

James Balliet
610-972-6808

Benjamin Diaz
484-705-9655

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest
Blvd, Ste 309
Allentown, PA 18104

www.JBPropertyGroup.com
James@JBPropertyGroup.com
BDiaz@JBPropertyGroup.com

PROPERTY DETAILS & HIGHLIGHTS

kw
KELLERWILLIAMS.
REAL ESTATE

James Balliet
PROPERTY GROUP

PRIME DEVELOPMENT OPPORTUNITY

4186 Easton Ave, Bethlehem, PA 18020



James Balliet
610-972-6808

Benjamin Diaz
484-705-9655

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest
Blvd, Ste 309
Allentown, PA 18104

www.JBPropertyGroup.com
James@JBPropertyGroup.com
BDiaz@JBPropertyGroup.com

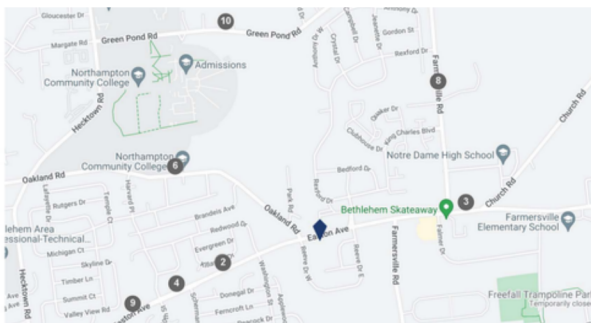
TRAFFIC INFO

kw
KELLERWILLIAMS.
REAL ESTATE

James Balliet
PROPERTY GROUP

PRIME DEVELOPMENT OPPORTUNITY

4186 Easton Ave, Bethlehem, PA 18020



TRAFFIC COUNTS

Easton Ave/Scherman Blvd	15K
William Penn Hwy/Scherman Blvd	12.1K
Easton Ave/Church Rd	11.4K
Easton Avenue/Scherman Blvd	16.5K

Property Site ideally located at the signalized intersection of Easton Ave, Oakland Rd and Reeve Drive West, just minutes from Routes 378, I-78, and many of the Lehigh Valley's main travel highways.

COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Easton Ave	Scherman Blvd - SW	14,963	2022	0.33 mi
2 William Penn Hwy	Scherman Blvd - SW	12,089	2016	0.33 mi
3 Easton Ave	Church Rd - E	11,440	2022	0.48 mi
4 Easton Avenue	Scherman Blvd - NE	16,501	2022	0.49 mi
5 Oakland Rd	Columbia Ct - E	6,361	2022	0.51 mi
6 Oakland Road	Columbia Ct - E	6,457	2020	0.51 mi
7 Farmersville Road	Tusketee Dr - S	4,054	2020	0.61 mi
8 Farmersville Rd	Tusketee Dr - S	3,906	2022	0.61 mi
9 Easton Ave	Harvard Pl - NE	14,902	2022	0.64 mi
10 Green Pond Rd	Greenwood Dr - E	6,910	2022	0.74 mi



James Balliet
610-972-6808

Benjamin Diaz
484-705-9655

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest
Blvd, Ste 309
Allentown, PA 18104

www.JBPropertyGroup.com
James@JBPropertyGroup.com
BDiaz@JBPropertyGroup.com

DEMOGRAPHICS

kw
KELLERWILLIAMS.
REAL ESTATE

James Balliet
PROPERTY GROUP

PRIME DEVELOPMENT OPPORTUNITY

4186 Easton Ave, Bethlehem, PA 18020



	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	8,238	53,194	138,583	452,062	116,014
5 Yr Growth	3.2%	2.7%	2.0%	2.0%	0.2%
Median Age	42	44	44	40	43
5 Yr Forecast	42	44	43	41	43
White / Black / Hispanic	82% / 9% / 12%	84% / 9% / 18%	83% / 9% / 21%	81% / 12% / 22%	70% / 7% / 19%
5 Yr Forecast	82% / 9% / 12%	84% / 9% / 18%	83% / 9% / 21%	81% / 12% / 22%	70% / 7% / 19%
Employment	2,547	17,067	65,881	213,016	59,630
Buying Power	\$349.3M	\$1.9B	\$4.2B	\$11.8B	\$3.9B
5 Yr Growth	5.0%	5.1%	5.0%	4.0%	0.6%
College Graduates	39.2%	33.3%	31.0%	25.4%	41.6%
Household					
Households	2,899	20,349	53,698	171,765	44,844
5 Yr Growth	3.2%	2.6%	2.6%	2.6%	0.2%
Median Household Income	\$119,440	\$91,485	\$78,873	\$68,513	\$87,301
5 Yr Forecast	\$124,424	\$93,512	\$80,734	\$69,774	\$87,652
Average Household Income	\$143,214	\$111,135	\$99,221	\$88,473	\$108,430
5 Yr Forecast	\$145,555	\$112,384	\$101,022	\$89,971	\$108,652
% High Income (>\$75K)	75%	60%	52%	46%	57%
Housing					
Median Home Value	\$312,181	\$296,103	\$240,353	\$213,819	\$263,636
Median Year Built	1990	1976	1967	1961	1971
Owner / Renter Occupied	66% / 14%	75% / 21%	71% / 29%	66% / 34%	70% / 30%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
2023 Households by HH Income	3,899	30,390	83,897	44,894	44,894
<\$25,000	78	2,627	1,777	6,826	12,711
\$25,000 - \$50,000	303	10,493	2,960	9,744	18,157
\$50,000 - \$75,000	354	12,211	3,499	9,123	16,997
\$75,000 - \$100,000	386	13,311	2,944	7,459	13,891
\$100,000 - \$125,000	425	14,681	2,951	6,498	12,107
\$125,000 - \$150,000	404	13,941	2,041	5,041	9,309
\$150,000 - \$200,000	383	13,211	1,893	4,103	7,641
\$200,000+	568	19,591	2,285	4,903	5,211
2023 Avg Household Income	\$143,214	\$111,135	\$99,221	\$88,473	\$108,430
2023 Med Household Income	\$119,440	\$91,485	\$78,873	\$67,301	\$87,301

CONSUMER SPENDING

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Total Specified Consumer Spending	\$123M	\$734.2M	\$1.8B	\$1.8B	\$1.8B
Total Apparel	\$6.1M	5.00%	\$26.7M	4.99%	\$91.6M
Total Entertainment & Hobbies	\$16.8M	13.80%	\$101M	13.74%	\$247.7M
Total Food and Alcohol	\$32M	26.20%	\$199.2M	27.13%	\$494.9M
Total Household	\$21.5M	17.37%	\$123.1M	16.79%	\$299M
Total Transportation/Maint.	\$31M	26.41%	\$189.5M	25.61%	\$483M
Total Health Care	\$5.8M	4.74%	\$36.4M	4.90%	\$88.5M
Total Education/Day Care	\$9.1M	7.46%	\$48.4M	6.89%	\$112.7M

James Balliet
610-972-6808

Benjamin Diaz
484-705-9655

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest
Blvd, Ste 309
Allentown, PA 18104

www.JBPropertyGroup.com
James@JBPropertyGroup.com
BDiaz@JBPropertyGroup.com