

PRIME DEVELOPMENT OPPORTUNITY

3.1 ACRES ZONED NEIGHBORHOOD COMMERCIAL

4186 Easton Ave
Bethlehem, PA 18020



KELLERWILLIAMS.
REAL ESTATE



THE **James Balliet**
PROPERTY GROUP

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,895,000
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

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 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

PROPERTY DETAILS & HIGHLIGHTS

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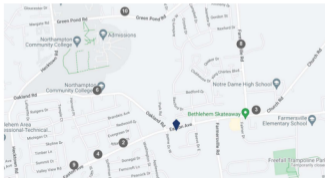
TRAFFIC INFO

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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



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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	6,238	53,194	108,953	452,692	114,014
\$ Yr Growth	3.2%	2.7%	2.5%	2.5%	0.2%
Median Age	42	44	43	42	43
\$ Yr Forecast	42	44	43	41	43
White / Black / Hispanic	82% / 16% / 12%	84% / 16% / 10%	82% / 16% / 21%	81% / 12% / 27%	70% / 7% / 19%
\$ Yr Forecast	82% / 16% / 12%	84% / 16% / 10%	82% / 16% / 21%	81% / 12% / 27%	70% / 7% / 19%
Employment	2,947	17,867	45,891	213,691	58,830
Buying Power	\$348.9M	\$1.9B	\$4.2B	\$11.8B	\$3.9B
\$ Yr Growth	5.2%	5.1%	5.3%	4.5%	0.6%
College Graduates	39.2%	33.2%	31.0%	25.4%	41.6%
Household					
Households	2,899	20,349	53,898	171,765	44,244
\$ Yr Growth	3.2%	2.8%	2.6%	2.6%	0.2%
Median Household Income	\$178,440	\$81,480	\$78,873	\$68,013	\$87,381
\$ Yr Forecast	\$121,424	\$83,512	\$80,734	\$69,774	\$87,402
Average Household Income	\$143,214	\$111,135	\$99,221	\$88,473	\$108,430
\$ Yr Forecast	\$145,028	\$112,864	\$101,022	\$89,971	\$108,652
% High Income (>\$75K)	75%	67%	62%	46%	67%
Housing					
Median Home Value	\$212,181	\$278,153	\$243,353	\$173,819	\$263,636
Median Year Built	1980	1978	1981	1971	1971
Owner / Renter Occupied	66% / 34%	70% / 30%	71% / 29%	65% / 35%	70% / 30%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
\$60K Household by 10% Income					
<\$25,000	76	2,827	1,777	6,828	4,428
\$25,000 - \$50,000	383	10,457	2,385	14,205	9,744
\$50,000 - \$75,000	384	12,216	3,488	17,195	9,123
\$75,000 - \$100,000	386	13,315	2,944	14,473	7,430
\$100,000 - \$125,000	425	14,885	2,951	14,305	6,458
\$125,000 - \$150,000	404	15,941	2,941	16,035	5,541
\$150,000 - \$200,000	383	13,215	1,883	9,304	4,100
\$200,000+	568	19,591	2,280	11,235	4,900
\$60K Avg Household Income	\$143,214	\$111,135	\$99,221	\$88,473	\$108,430
\$20K Med Household Income	\$178,440	\$81,480	\$78,873	\$68,013	\$87,381

CONSUMER SPENDING

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Total Specified Consumer Spending	\$122M	\$754.2M	\$1.8B	\$1.5B	\$1.5B
Total Apparel	\$4.1M	6.8M	\$36.7M	\$91.4M	\$11.7M
Total Entertainment & Hobbies	\$10.8M	13.8M	\$101M	13.7M	\$247.7M
Total Food and Alcohol	\$32M	38.2M	\$199.2M	27.1M	\$494.9M
Total Household	\$21.1M	17.2M	\$123.1M	16.7M	\$239M
Total Transportation/Market	\$21M	28.4M	\$188.8M	25.8M	\$482M
Total Health Care	\$8.8M	4.7M	\$36.4M	4.9M	\$88.8M
Total Education/Day Care	\$8.1M	7.8M	\$46.4M	6.8M	\$112.7M

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