

FREE-STANDING RESTAURANT AVAILABLE FOR SALE OR LEASE

FULLY EQUIPPED RESTAURANT IN WHITEHALL, PA

714 Grape St
Whitehall, PA 18052



James Balliet Brian Bailey
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kw
KELLERWILLIAMS.

 **James Balliet**
PROPERTY GROUP

Keller Williams Real Estate - 1605 N Cedar Crest Blvd, Ste 309 - Allentown, PA - 18104

PROPERTY SUMMARY

kw
KELLERWILLIAMS.
REAL ESTATE

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Lease Rate:	\$20/SF NNN
Sale Price:	\$1,399,000
Building Size:	7,897 SF
Lot Size:	1.68 Acres
Year Built/Renovated	2001
Zoning:	C1 - Neighborhood Commercial
Market:	Lehigh Valley

PROPERTY OVERVIEW

Available for Sale or Lease - 7,897 SF free-standing, fully equipped restaurant with private parking for ±100 cars. This property has a huge dining area with a fully equipped bar, and kitchen equipment along with furniture and fixtures is included!

Conveniently located on Grape St near Route 145 with easy access to Route 22, this restaurant is centrally located and is part of the Lehigh Valley's premier retail destination, the Lehigh Valley Mall.

Zoned C1- Neighborhood Commercial, allowing for a variety of uses.

Formerly operating as Buca di Beppo Italian Restaurant, this restaurant is ready and available for immediate lease or sale!

PROPERTY HIGHLIGHTS

- 7,897 SF
- Fully Equipped
- Zoned: C1- Neighborhood Commercial
- Dedicated Parking - ±100 Spaces
- Central Lehigh Valley location
- Available for Lease or Sale

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RETAIL MAP

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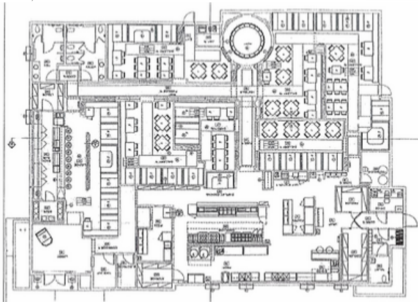
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FLOOR PLAN



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DEMOGRAPHICS & TRAFFIC



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Income & Spending Demographics

	714 Grape St					
	1 Mile	2 Miles	3 Miles	10 Mile Drive		
2000 Households by HH Income	4,608	36,808	36,808	76,201	76,201	
<\$25,000	881	12,54%	12,891	25.11%	15,365	20.04%
\$25,000 - \$50,000	1,146	25.26%	13,396	36.46%	22,830	30.22%
\$50,000 - \$75,000	786	17.23%	8,883	24.13%	16,354	21.46%
\$75,000 - \$100,000	588	13.16%	5,990	16.28%	12,648	16.60%
\$100,000 - \$125,000	624	14.00%	4,738	12.87%	9,812	12.88%
\$125,000 - \$150,000	307	6.77%	2,071	5.63%	5,469	7.19%
\$150,000 - \$200,000	159	3.45%	1,054	2.86%	4,281	5.62%
\$200,000+	115	2.54%	1,034	2.80%	3,579	4.71%
2000 Avg Household Income	\$73,225	\$63,713	\$74,468	\$74,468	\$74,468	
2000 Med Household Income	\$66,500	\$48,000	\$57,400	\$66,500	\$66,500	

	1 Mile	2 Miles	3 Miles	10 Miles	10 Miles Drive
Population	15,365	136,275	245,821	492,757	157,548
5 Yr Growth	1.8%	1.7%	1.7%	2.0%	0.7%
Median Age	40	38	38	40	38
5 Yr Forecast	41	38	40	41	38
White / Black / Hispanic	79% / 12% / 25%	73% / 18% / 48%	76% / 14% / 38%	82% / 10% / 27%	80% / 8% / 42%
5 Yr Forecast	79% / 12% / 25%	73% / 18% / 48%	76% / 14% / 38%	82% / 10% / 27%	80% / 8% / 42%
Employment	7,242	75,540	140,473	290,140	97,767
Buying Power	\$287,286	\$2,108	\$3,108	\$138	\$4,208
5 Yr Growth	2.8%	2.8%	3.4%	3.7%	0.6%
College Graduates	20.6%	15.1%	20.9%	27.6%	28.6%
Household	4,637	30,545	35,053	146,161	75,381
5 Yr Growth	1.3%	1.8%	1.8%	2.0%	0.9%
Median Household Income	\$58,620	\$48,598	\$57,400	\$68,620	\$58,620
5 Yr Forecast	\$58,620	\$48,100	\$58,328	\$75,070	\$58,688
Average Household Income	\$73,225	\$63,713	\$74,468	\$74,468	\$74,468
5 Yr Forecast	\$73,100	\$64,728	\$75,537	\$81,100	\$74,368
% High Income (>\$75K)	36%	31%	36%	46%	36%



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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① 3rd St	Summit St - S	17,386	2022	0.29 mi
② Grape St	Louisiana Ave - SW	6,620	2022	0.52 mi
③ 5th St	Park - N	4,379	2022	0.53 mi
④ 5th St	Park St - N	4,226	2020	0.53 mi
⑤ US Hwy 22	Fullerton Ave - E	3,354	2018	0.55 mi
⑥ 5th St	US Hwy 22 - N	3,604	2020	0.57 mi
⑦ 3rd Street	Ball Aly - SE	15,779	2020	0.57 mi
⑧ 3rd St	Ball Aly - SE	15,749	2022	0.57 mi
⑨ 5th St	Hwy 22 - N	3,689	2022	0.58 mi
⑩ US Hwy 22	5th St - W	2,995	2022	0.58 mi



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