

RETAIL STRIP CENTER FOR SALE

9,400 SF GLA

2374 Seipstown Rd
Fogelsville, PA 18051



kw
KELLERWILLIAMS.
REAL ESTATE

 **THE James Balliet**
PROPERTY GROUP

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,300,000
Current Building Size:	9,400 SF
Lot Size:	3.88 Acres
Zoning:	RV- Rural Village
Market:	Lehigh Valley

LOCATION OVERVIEW

Property Site ideally located just minutes from Routes 78 and 100

James Balliet
610-972-6808

Doug Sandlin
610-730-1660

Keller Williams Allentown
610-435-1800

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

www.JBPropertyGroup.com
James@JBPropertyGroup.com
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PROPERTY OVERVIEW

Located just 5 minutes from I-78, and only 7 minutes to downtown Fogelsville and high traffic Route 100, this strip center is ideally situated in the midst of new residential construction and townhomes nearby. With suites available for immediate occupancy, this is perfect for an owner-operator or 1031 Exchange buyer. Current tenants include a popular pizza restaurant and nail salon. ±2 acre adjoining lot also available for sale.

PROPERTY HIGHLIGHTS

- 9,400 SF GLA
- Zoned: Rural Village
- Great Location
- Near Major Thoroughfares

PROPERTY DETAILS & HIGHLIGHTS

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DEMOGRAPHICS

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RETAIL STRIP CENTER FOR SALE

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	1 Mile	3 Miles	5 Miles	10 Miles	10 Miles, 200k+
Population	889	7,284	28,242	108,188	32,287
0-9 Growth	0.0%	0.0%	0.0%	0.7%	1.1%
Median Age	37	40	40	40	40
0-9 Female	48	40	40	40	40
White / Black / Hispanic	90% / 1% / 4%	88% / 1% / 3%	78% / 2% / 3%	78% / 4% / 1%	76% / 2% / 3%
0-9 Female	90% / 1% / 4%	88% / 1% / 3%	78% / 2% / 3%	78% / 4% / 1%	76% / 2% / 3%
Employment	209	3,198	10,107	111,625	17,282
Shopping Power	\$47,888	\$208,704	\$71,100	\$2,700	\$1,100
0-9 Growth	0.0%	0.4%	2.0%	-0.2%	1.0%
College Graduates	30.1%	30.7%	40.0%	39.0%	30.0%
Household					
Households	362	2,750	10,271	64,289	11,077
0-9 Growth	0.0%	0.0%	1.0%	0.7%	1.0%
Median Household Income	\$19,281	\$10,472	\$18,261	\$36,410	\$18,261
0-9 Female	\$19,281	\$10,472	\$18,261	\$36,410	\$18,261
Average Household Income	\$19,281	\$10,472	\$18,261	\$18,261	\$18,261
0-9 Female	\$19,281	\$10,472	\$18,261	\$18,261	\$18,261
% High Income (>\$75K)	0%	0%	0%	0%	0%
Working					
Median Home Value	\$207,000	\$201,170	\$200,100	\$200,217	\$200,000
Median Year Built	1980	1980	1980	1980	1980
Owner / Renter Occupied	60% / 40%	60% / 40%	70% / 30%	77% / 23%	60% / 40%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles	10 Miles	10 Miles, 200k+	
2004 Households by HH Income	261	2,748	10,271	64,289	11,077	
<\$25,000	21	0.02%	110	4.07%	558	0.43%
\$25,000 - \$50,000	10	4.10%	171	0.33%	1,015	0.88%
\$50,000 - \$75,000	33	0.14%	385	14.26%	1,948	10.07%
\$75,000 - \$100,000	33	0.14%	355	13.10%	1,285	12.01%
\$100,000 - \$125,000	62	17.17%	368	13.90%	1,185	11.54%
\$125,000 - \$150,000	59	16.34%	383	14.19%	1,042	10.15%
\$150,000 - \$200,000	67	18.56%	403	14.90%	1,360	13.15%
\$200,000+	71	19.67%	527	19.52%	1,867	18.37%
2004 Avg Household Income	\$19,281	\$10,472	\$18,261	\$36,410	\$18,261	
2004 Med Household Income	\$19,281	\$10,472	\$18,261	\$36,410	\$18,261	



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