

RETAIL STRIP CENTER FOR SALE

5,570 SF GLA - 100% LEASED

2242 MacArthur Rd
Whitehall, PA 18052



kw
KELLERWILLIAMS.
REAL ESTATE

 **THE James Balliet**
PROPERTY GROUP

EXECUTIVE SUMMARY



RETAIL STRIP CENTER FOR SALE - 100% LEASED

2242 MacArthur Rd - Whitehall, PA 18052



PROPERTY HIGHLIGHTS

- 100% Leased
- 5,750 SF GLA
- Great Location
- Zoned: C2
- Regional/Community Commercial

OFFERING SUMMARY

Sale Price:	\$1,300,000
Current Building Size:	5,750 SF
Lot Size:	27,835 SF
Zoning:	C2
Market:	Lehigh Valley

PROPERTY OVERVIEW

Well established three store retail strip center available for immediate sale!
All three tenants have recently renewed 5 year NNN leases.
Located on the Lehigh Valley's #1 retail corridor.

James Balliet
610-972-6808

Keller Williams Allentown
610-435-1800

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

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PROPERTY DETAILS & HIGHLIGHTS

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Property Price:	\$1,300,000
Property Address:	2242-2254 MacArthur Rd - Whitehall, PA - 18052
Property Type:	Shopping Center
APN:	549853761296 001
Lot Size:	.84 AC±RS
Building Size:	5,750 SF GLA
Zoning:	C2- Regional/Community Commercial
Year Built:	1974
Number of Units:	3



LOCATION OVERVIEW

Property Site ideally located in the retail center of the Lehigh Valley- Route 145/MacArthur Rd, just minutes from Route 22

SALE HIGHLIGHTS

- 100% Occupied
- 5,750 SF GLA
- Ample Parking
- Located on heavily traveled Route 145/MacArthur Rd

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FINANCIAL INFORMATION

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SUMMARY

	Year-to-Date
	Through November, 2024
INCOME	
Rents	\$105,952.80
Taxes Received	\$21,969.91
Total Income Received:	\$127,922.71
EXPENSES	
Taxes- Real Estate	\$21,969.91
Professional Services	\$8,420.57
Insurance	\$3,320.76
Repairs & Maintenance	\$5,806.68
License Permits	\$124.54
Utilities	\$1,943.69
Total Expenses:	\$41,647.54
TOTAL NOI:	\$86,275.17



Asking Sale Price: \$1,300,000
CAP RATE 6.6%

TENANT LEASES

Twisted Scissors - 1,150 SF

Commencement: 2/07/08 - Expiration: 10/15/30

Yuan Qi Massage - 1,670 SF

Commencement: 10/11/15 - Expiration: 10/15/30

Sick Ink - 2,750 SF

Commencement: 3/25/24 - Expiration: 3/31/29

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DEMOGRAPHICS



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DEMOGRAPHICS

	1 Mile	5 Mile	5 Mile	10 Mile	10 Min. Drive
Population					
Population	5,071	110,821	237,413	486,882	163,338
S % Growth	0.7%	0.7%	0.7%	0.7%	0.7%
Median Age	41	37	36	40	38
S % Female	42	38	38	41	38
White (Black / Hispanic)	92% / 1% / 24%	85% / 1% / 46%	92% / 1% / 45%	82% / 1% / 27%	85% / 1% / 42%
S % Female	92% / 1% / 24%	85% / 1% / 46%	92% / 1% / 45%	82% / 1% / 27%	85% / 1% / 42%
Employment	7,203	80,880	110,874	280,228	90,840
Unemp. Power	\$15,448	\$2.38	\$6.16	\$13.38	\$3.88
S % Female	0.8%	0.2%	0.3%	0.4%	0.4%
College Graduate	20.4%	18.7%	22.1%	25.7%	28.2%
Household					
Household	1,888	45,200	97,287	189,407	69,410
S % Growth	0.7%	0.7%	0.7%	0.7%	0.9%
Median Household Income	\$36,173	\$40,883	\$39,574	\$71,366	\$50,217
S % Female	\$33,281	\$40,287	\$39,412	\$71,118	\$50,428
Average Household Income	\$76,128	\$67,898	\$71,899	\$94,207	\$74,999
S % Female	\$74,487	\$68,200	\$76,424	\$94,998	\$75,218
% High Income (>\$75K)	21%	20%	20%	47%	36%
Residing					
Median Home Value	\$213,138	\$193,874	\$208,525	\$253,238	\$198,212
Median Year Built	1989	1993	1988	1988	1988
Owner / Renter Occupied	58% / 41%	47% / 53%	52% / 48%	64% / 36%	52% / 48%

COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Est. Road Budget
MacArthur Rd	Schaff Ave - W	35,530	2022	0.90 mi
MacArthur Rd	Schaff Ave - S	1,035	2017	0.25 mi
Schaff Avenue	Wolf Dr - NE	11,584	2022	0.31 mi
Schaff Ave	Albert Dr - W	12,867	2022	0.40 mi
MacArthur Rd	Center Ave - SE	36,389	2022	0.47 mi
MacArthur Rd	Grape Dr - E	3,957	2020	0.48 mi
Schaff Avenue	Beryl Ave - E	8,236	2020	0.50 mi
Schaff Ave	Beryl Ave - E	8,189	2022	0.50 mi
Grape Dr	Louisa Ave - SW	4,820	2022	0.55 mi
MacArthur Rd	Alta Dr - SW	2,730	2020	0.58 mi

HOUSEHOLD INCOME

2024 Households by HH Income	1 Mile	5 Mile	5 Mile	10 Mile	10 Min. Drive
<\$25,000	858	18,927	11,430	25,307	10,882
\$25,000 - \$50,000	1,105	28,417	11,206	24,767	15,630
\$50,000 - \$75,000	676	17,387	7,972	17,624	12,813
\$75,000 - \$100,000	478	12,294	4,939	10,911	8,284
\$100,000 - \$125,000	343	8,820	3,562	7,871	5,476
\$125,000 - \$150,000	245	6,307	2,468	5,634	4,125
\$150,000 - \$200,000	253	6,517	2,306	5,102	4,197
\$200,000+	131	3,371	1,313	2,907	3,018
2024 Avg Household Income	\$76,128	\$67,898	\$71,899	\$94,998	\$74,999
2024 Med Household Income	\$66,173	\$40,883	\$39,574	\$71,366	\$50,217

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