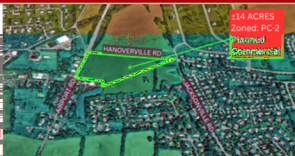


FOR SALE

6500 HANOVERVILLE RD · BETHLEHEM, PA 18017

Amazing ±14 Acre development opportunity along Airport Road in Hanoverville, PA. Located in the Lehigh Valley, PA. Property is currently going through municipal approvals. Lot is flat and ready for commercial development.



\$3,900,000

PROPOSED CONVENIENCE STORE / DIESEL FUEL SITE

±14 ACRES

**Zoned:
PC-2
Planned
Commercial**

Businesses allowed:

- Auto/Boat/Recreational Vehicle Sales
- Auto Gas Station/Service Station
- Bakery
- Bank/Savings and Loan
- Bulk/Photo Processing
- Bus Station/Terminal
- Business Machine Sales/Service
- Forestry
- Greenhouse/Nursery
- Indoor Recreation
- Membership Club
- Office
- Personal Services
- Printing
- Restaurant
- Research/Engineering/Testing Labs
- Professional Office/Services
- General Agriculture, not including animal husbandry

James Balliet
President
O 610-435-1800
C 610-972-6808

James@JBPropertyGroup.com

www.JBPropertyGroup.com



James Balliet
PROPERTY GROUP

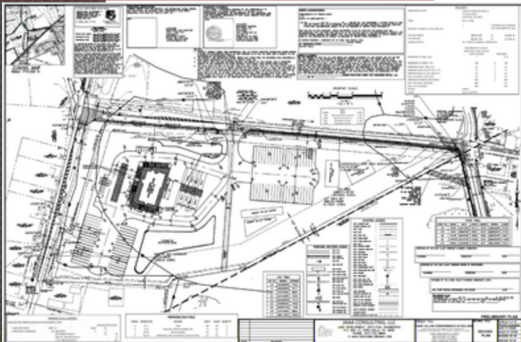
Ryan McGeehan
Associate Broker
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C 484-695-6120

Ryan@JBPropertyGroup.com

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KELLER WILLIAMS
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Each office is individually owned and operated

PROPOSED PLAN



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DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
2024 Households by Net Income	1,421	19,242	58,907
<\$25,000	165 11.61%	1,044 10.19%	7,780 13.21%
\$25,000 - \$50,000	177 12.46%	1,479 14.43%	10,414 17.68%
\$50,000 - \$75,000	178 12.53%	1,634 15.90%	10,242 17.39%
\$75,000 - \$100,000	88 6.19%	1,206 11.79%	7,314 12.42%
\$100,000 - \$125,000	232 16.33%	1,481 14.46%	7,093 12.04%
\$125,000 - \$150,000	178 12.53%	960 9.37%	5,096 8.65%
\$150,000 - \$200,000	134 9.43%	1,004 9.80%	5,441 9.24%
\$200,000+	269 18.93%	1,435 14.01%	5,567 9.43%

Households			
2029 Projection	1,467	19,563	60,811
2024 Estimate	1,422	19,240	58,908
2020 Census	1,390	19,000	58,113
Growth 2024 - 2029	3.16%	3.15%	2.89%
Growth 2020 - 2024	2.30%	2.40%	1.37%

Population			
2029 Projection	3,982	25,387	150,308
2024 Estimate	3,868	24,877	148,195
2020 Census	3,771	24,140	143,843
Growth 2024 - 2029	2.95%	2.88%	2.81%
Growth 2020 - 2024	2.57%	2.22%	1.92%

TRAFFIC INFO



Street	Cross Street	Cross St Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Plot
1 Hanesville Road	Airport Rd	0.12 MI	2020	7,850	MPD	.04
2 Hanesville Rd	Airport Rd	0.13 MI	2020	7,952	MPD	.04
3 Jacksonville Rd	Hanesville Rd	0.06 MI	2014	8,905	MPD	.16
4 Jacksonville Rd	Hanesville Rd	0.06 MI	2020	7,286	MPD	.16
5 Jacksonville Rd	Hanesville Rd	0.06 MI	2024	7,389	MPD	.16
6 Airport Road	Keystone Dr	0.06 MI	2025	12,822	MPD	.27
7 Airport Rd	Keystone Dr	0.06 MI	2023	12,949	MPD	.27
8 Airport Road	Adams Ln	0.01 MI	2020	13,124	MPD	.26
9 Airport Rd	Hanesville Rd	0.20 MI	2020	13,847	MPD	.40
10 Airport Road	Hanesville Rd	0.20 MI	2020	13,425	MPD	.40