OFFICE INVESTMENT

FOR SALE

701 W Broad St
Bethlehem, PA 18018



James Balliet
610-972-6808
Brian K. Bailey
484-357-8559
Michael G. Makhoul
610-390-3839

kw KELLERWILLIAMS.

THE James Balliet PROPERTY GROUP

Keller Williams Real Estate - 1605 N Cedar Crest Blvd, Ste 309 - Allentown, PA - 18104
www.JBPropertyGroup.com 610-435-1800 - Office Phone

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:		**$1,995,000**
Building Size:		21,420 SF
Gross Leasing Area:		18,990 SF
Number of Units:		29
Price/SF:		$94
Year Built:		1960
APN:	701 W Broad St	642728821419 1
Zoning:		CL- Limited Commercial
APN:	534 7th Ave	642728612222 1
Zoning:		RT- High Density Residential

PROPERTY OVERVIEW

Prime opportunity to own this great office building and collect income from the multi-tenant investment. Conveniently located on Broad Street just blocks from downtown Bethlehem, Pennsylvania. Sale includes parking lot located at 534 7th Ave.

PROPERTY HIGHLIGHTS

- Great Location
- Ample Parking - 50 Spaces
- 18,990 SF GLA

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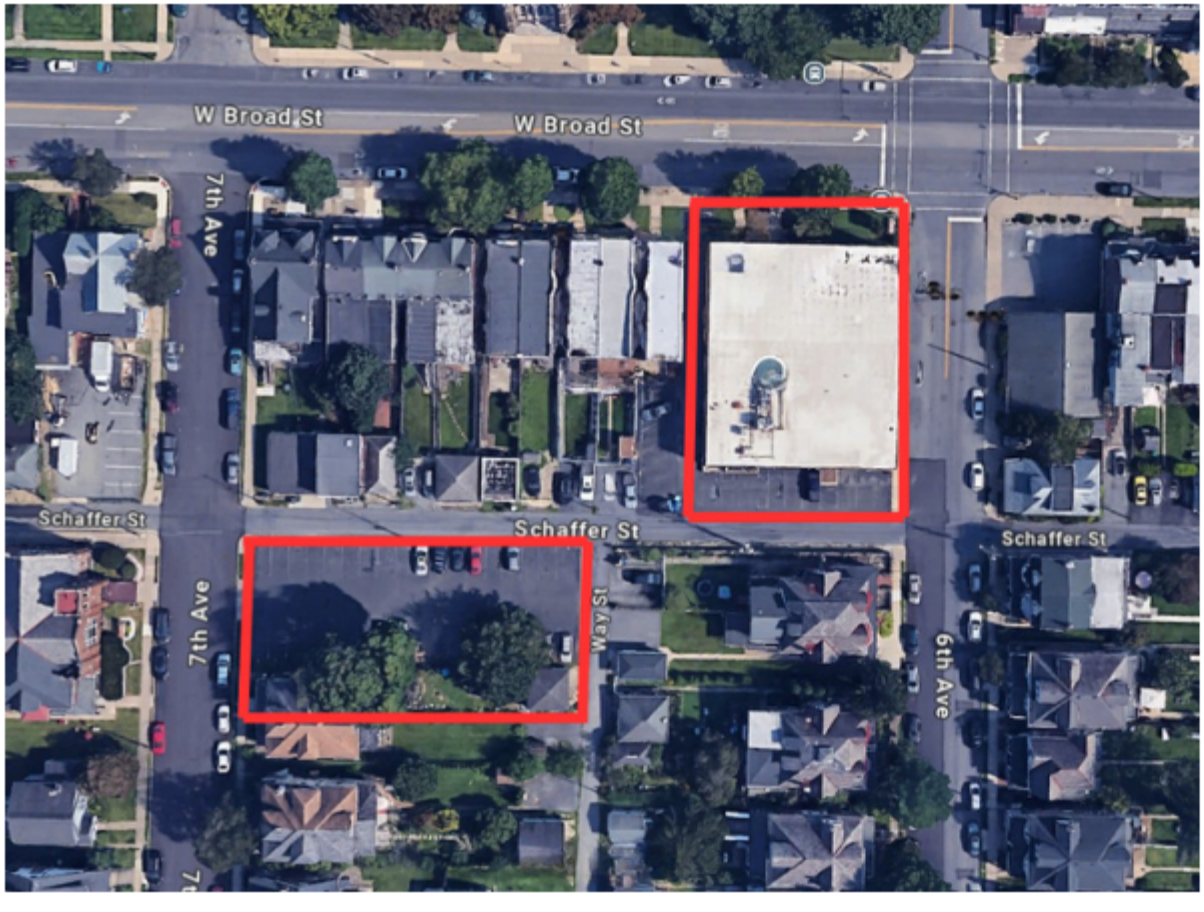
PROPERTY DETAILS & HIGHLIGHTS

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- 2 Parcels
- 50 Parking Spaces
- 16,000+ VPD
- Centrally Located in Lehigh Valley

Easy Access to Route 378, Route 22 & I-78

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- Passenger Elevator
- Front & Rear Entrances- Electronically Secured
- Signage: Front, Rear & Lit Monument
- Located on Corner of 6th and Broad Streets in Bethlehem.
- Easy On/Off - Routes 378, 78 & 22
- Centrally Located between Easton & Allentown
- Parking: 12 Spots Behind Building; 36 Spots in Adjacent Lot

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LEASING PLAN



FIRST FLOOR

Suites from 135 SF to 2,600 SF
8,047 RSF

SECOND FLOOR

Suites from 179 SF to 2,685 SF
9,184 RSF

FINISHED BASEMENT

File Storage Units from 100 SF to 322 SF
1,759 RSF



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DEMOGRAPHICS MAP & REPORT

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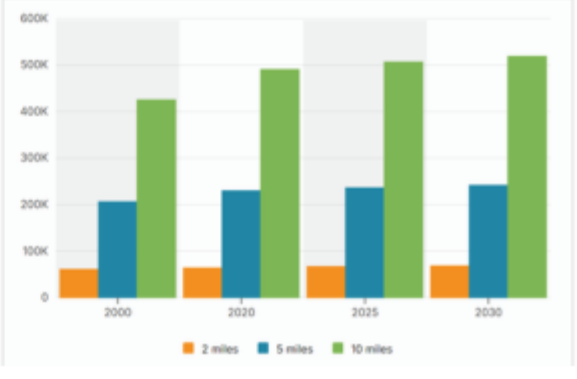
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HOUSEHOLD INFO

	2 miles	5 miles	10 miles
2020 Households	25,509	87,978	189,099
2025 Households	26,209	90,053	194,435
2030 Household Projection	26,843	92,235	199,357
Annual Growth 2020-2025	0.3%	0.3%	0.4%
Annual Growth 2025-2030	0.5%	0.5%	0.5%
Owner Occupied Households	13,252	49,997	124,813
Renter Occupied Households	13,591	42,238	74,544
Avg Household Size	2.2	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	$706.1M	$2.5B	$6.1B

POPULATION



INCOME

	2 miles	5 miles	10 miles
Avg Household Income	$86,053	$89,007	$102,104
Median Household Income	$65,313	$66,016	$76,284
< $25,000	4,675	15,434	27,666
$25,000 - 50,000	5,415	19,637	35,210
$50,000 - 75,000	5,145	15,618	33,128
$75,000 - 100,000	2,977	10,557	23,628
$100,000 - 125,000	2,761	9,603	22,143
$125,000 - 150,000	1,624	5,845	14,170
$150,000 - 200,000	1,805	6,279	17,428
$200,000+	1,807	7,079	21,062

	2 miles	5 miles	10 miles
2020 Population	64,058	229,989	490,709
2025 Population	66,977	236,295	506,686
2030 Population Projection	68,444	241,582	518,869
Annual Growth 2020-2025	0.9%	0.5%	0.7%
Annual Growth 2025-2030	0.4%	0.4%	0.5%
Median Age	36.9	38.3	40.6
Bachelor's Degree or Higher	28%	24%	29%

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TRAFFIC INFORMATION

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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
West Broad Street	West Broad Street W	9,714	2026	0.06 mi
West Broad Street	8th Avenue E	11,793	2026	0.13 mi
8th Ave	Schaffer St N	2,845	2026	0.13 mi
W Union Blvd	WaySt W	11,158	2026	0.21 mi
West Union Boulevard	Liberty St W	8,369	2026	0.22 mi
West Union Boulevard	15th Ave E	7,923	2026	0.22 mi
West Union Boulevard	West Union Boulevard W	8,463	2026	0.24 mi
8th Ave	Franklin Aly N	1,867	2026	0.25 mi
3rd Avenue	W Raspberry St S	4,763	2026	0.26 mi
3rd Avenue	W Garrison St S	6,667	2026	0.28 mi

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PHOTOGRAPHS

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OFFERED BY:

James Balliet
C 610-972-6808
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C 484-357-8559
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Michael G. Makhoul
C 610-390-3839
Mike@JBPropertyGroup.com

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O 610-435-1800

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kw KELLERWILLIAMS REAL ESTATE



Michael Sheftel, Realtor
Ryan McGeehan, Assoc. Broker
Yousef Alhaddad, Realtor
Kelly Schaffer, Realtor
James Balliet, President
Brian Bailey, Assoc. Broker
Benjamin Diaz, Realtor
Michael G. Makhoul, Realtor

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