

RETAIL/OFFICE
SPACE

**FOR
LEASE**

4787 FREEMANSBURG AVE BETHLEHEM, PA

This outstanding 2,140 SF retail/office space is adjacent to Provident Bank and located at the signalized entrance to the Madison Farms shopping center.

PROVIDENT BANK EXCESS SPACE



FEATURES DEDICATED PARKING, GREAT VISIBILITY,
AND ACCESS FROM FREEMANSBURG AVENUE.

Madison Farms is a ShopRite anchored shopping center featuring Starbucks, PetValu, Heartland Dental, Lehigh Valley Health Network, PLCB State Store, Chipotle, MOD Pizza, Steak and Shake, Subway, and many, many more fabulous Tenants.

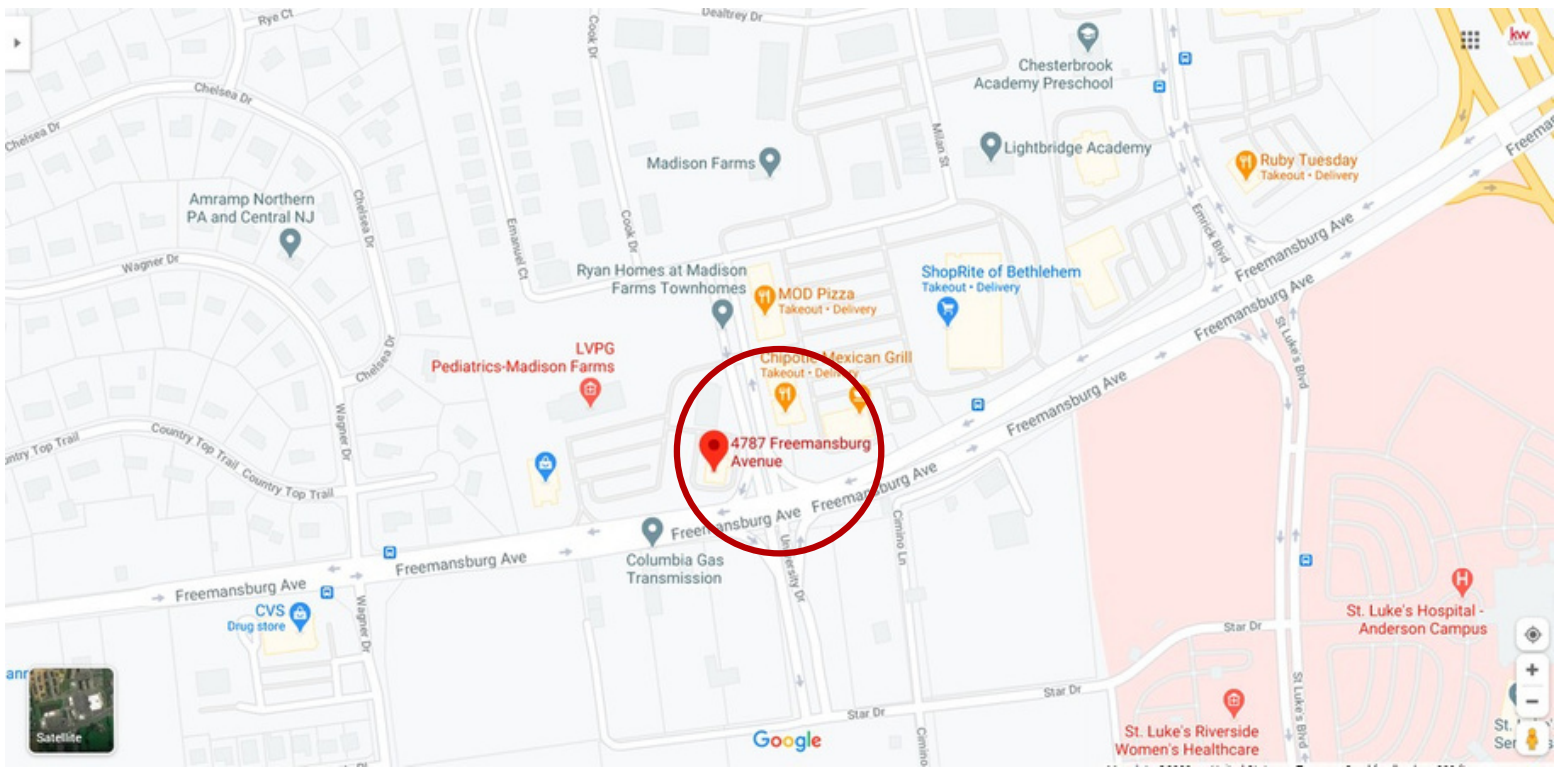
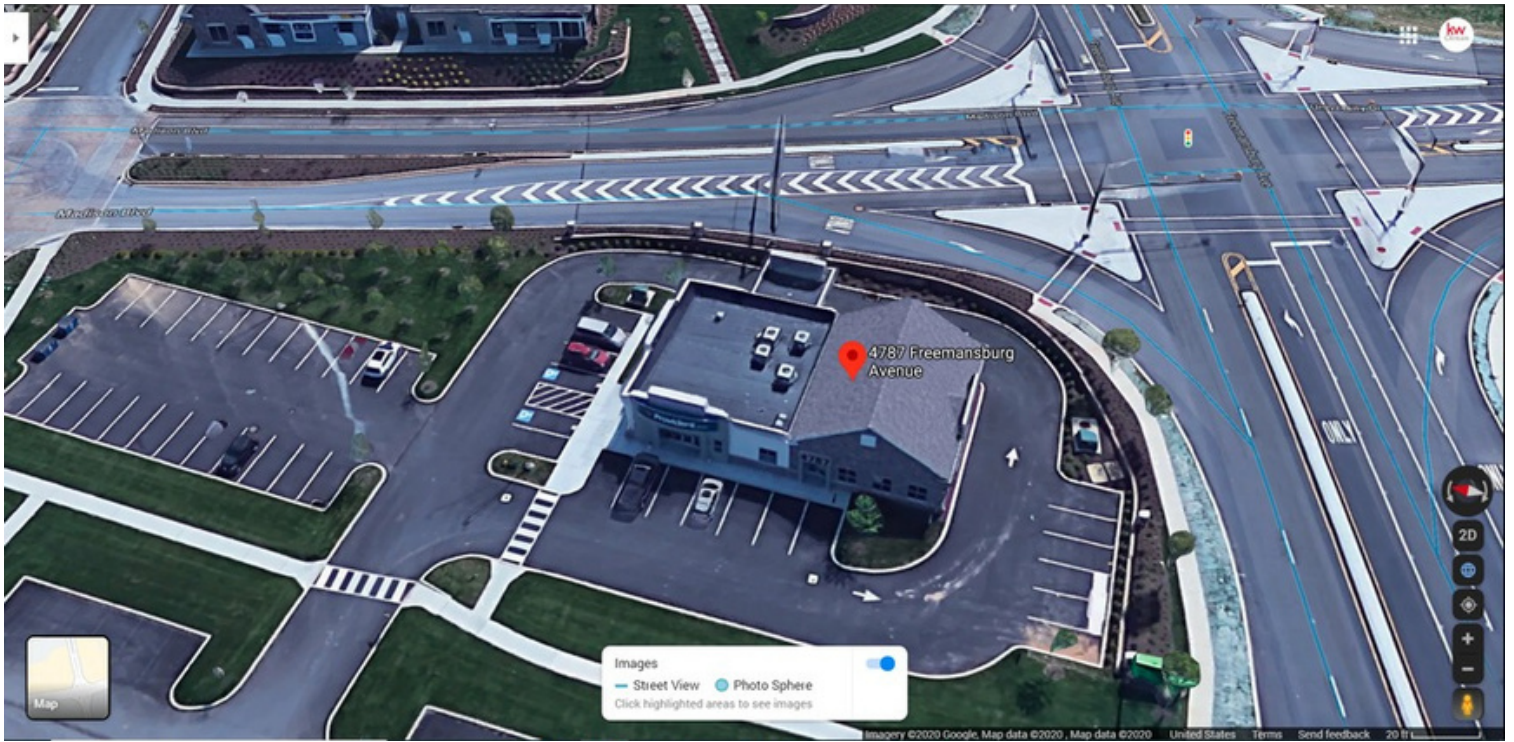


kw
KELLERWILLIAMS
REAL ESTATE
Each office is individually owned and operated

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The James Balliet
PROPERTY GROUP

If you have a brokerage agreement with another agency, this is not intended as a solicitation.



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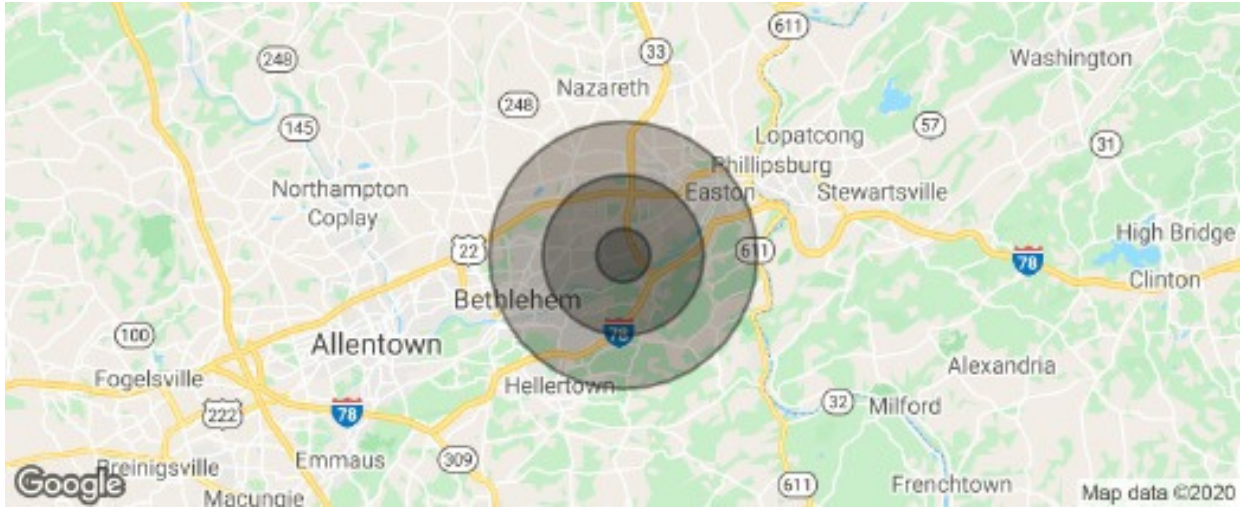


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Area Demographics



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,378	37,177	108,414
MEDIAN AGE	44.0	43.5	41.5
MEDIAN AGE (MALE)	41.0	41.7	40.2
MEDIAN AGE (FEMALE)	45.0	45.2	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,611	13,837	42,522
# OF PERSONS PER HH	2.7	2.7	2.5
AVERAGE HH INCOME	\$97,580	\$86,187	\$73,934
AVERAGE HOUSE VALUE	\$313,368	\$280,966	\$259,151

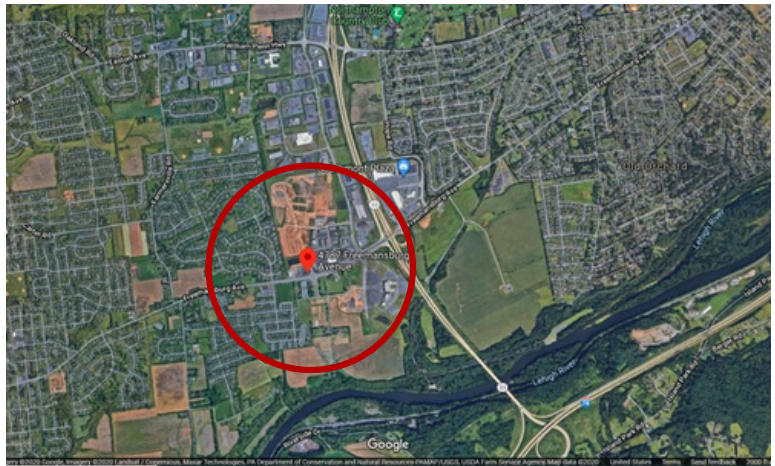
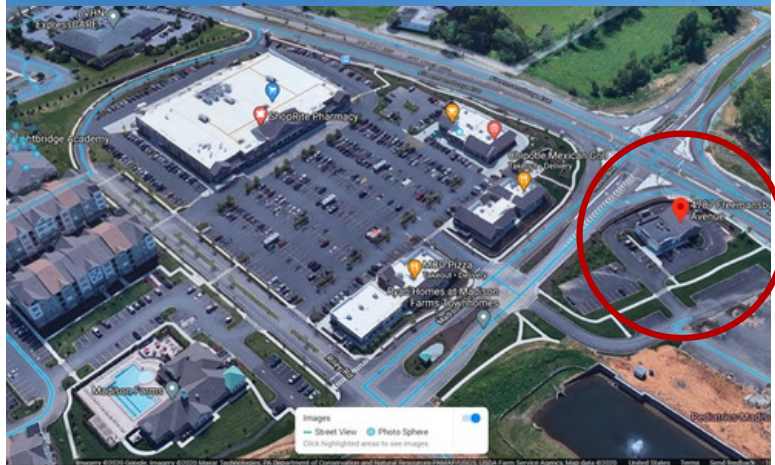
* Demographic data derived from 2010 US Census



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Some Images from Google Maps



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