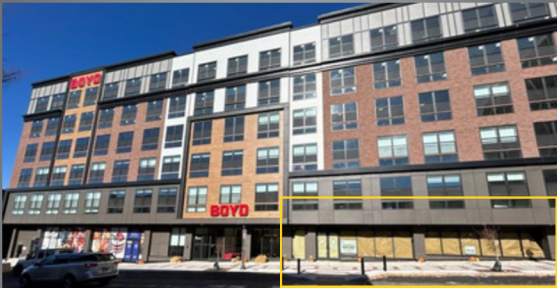


HIGH PROFILE RETAIL SPACE AVAILABLE

6-STORY REDEVELOPMENT · 2,747 SF AVAILABLE



30 W Broad St Bethlehem, PA 18018



Become part of the amazing transformation of the famous Boyd Theater building in downtown Bethlehem, PA! The property consists of 205 residential apartments, retail space, and many more amenities.

PROPERTY HIGHLIGHTS

- 2,747 SF Retail Space Available
- 205 Apartments
- High-Profile Street Level Retail Space
- Prime location in Downtown Bethlehem, PA
- Bethlehem, PA is home to Musikfest- one of the nation's largest annual music festivals. Musikfest has been named #1 Music Festival in North America by USA Today!



SPACE AVAILABLE

kw
KELLERWILLIAMS.
REAL ESTATE

James Balliet
PROPERTY GROUP

2,747 SF HIGH-PROFILE STREET LEVEL RETAIL SPACE

Join Paris Baguette!

30 W Broad St, Bethlehem, PA- FIRST FLOOR



James Balliet
610-972-6808

Brian Bailey
484-357-8559

Keller Williams Allentown
610-435-1800

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

www.JBPropertyGroup.com
Brian@JBPropertyGroup.com
James@JBPropertyGroup.com

Downtown Bethlehem was just named the number one Main Street in America by USA today!

Property enjoys a prime location in the historic downtown Bethlehem, PA. Just off Route 378, with easy access to Route 22 and I-78,



James Balliet
610-972-6808

Brian Bailey
484-357-8559

Keller Williams Allentown
610-435-1800

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

www.JBPropertyGroup.com
Brian@JBPropertyGroup.com
James@JBPropertyGroup.com

DEMOGRAPHICS



Population	1 Mile	3 Mile	5 Mile
2024 Population	24,126	99,920	195,370
2029 Population	24,389	100,317	196,507
Pop Growth 2024-2029	1.1%	0.4%	0.6%
2024 Average Age	39	40	40

POPULATION

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	10,273	39,180	74,614
<\$25,000	2,479 24.13%	7,499 19.14%	14,052 18.83%
\$25,000 - \$50,000	2,400 23.36%	8,786 22.42%	15,530 20.81%
\$50,000 - \$75,000	1,710 16.65%	6,786 17.32%	12,791 17.14%
\$75,000 - \$100,000	1,137 11.07%	5,003 12.77%	9,094 12.19%
\$100,000 - \$125,000	979 9.53%	3,902 9.96%	7,674 10.28%
\$125,000 - \$150,000	467 4.55%	2,197 5.61%	4,928 6.60%
\$150,000 - \$200,000	487 4.74%	2,641 6.74%	5,344 7.16%
\$200,000+	614 5.96%	2,366 6.04%	5,201 6.97%

HOUSEHOLD INCOME

HOUSING INFO

Households	1 Mile	3 Mile	5 Mile
2024 Households	10,275	39,181	74,615
2029 Households	10,376	39,385	75,096
Household Growth 2024-2029	1.0%	0.5%	0.6%
Median Household Income	\$54,486	\$62,271	\$65,210
Average Household Size	2.1	2.3	2.4
Average HH Vehicles	1	2	2

James Balliet
610-972-6808

Brian Bailey
484-357-8559

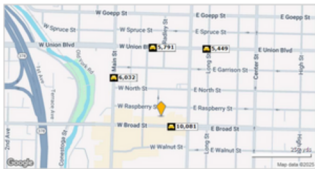
Keller Williams Allentown
610-435-1800

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

www.JBPropertyGroup.com
Brian@JBPropertyGroup.com
James@JBPropertyGroup.com

TRAFFIC INFO

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Bethlehem Plz	N New St	0.04 E	2025	10,016	MPSt	.03
2 Bethlehem Plz	N New St	0.04 E	2018	10,541	MPSt	.03
3 Bethlehem Plz	N New St	0.04 E	2024	10,081	MPSt	.03
4 Main St	W Garrison St	0.02 N	2018	6,499	MPSt	.15
5 Main St	W Garrison St	0.02 N	2024	6,050	MPSt	.15
6 Main St	W Garrison St	0.02 N	2025	6,032	MPSt	.15
7 W Union Blvd	Guetter St	0.01 W	2018	6,349	MPSt	.17
8 W Union Blvd	Guetter St	0.01 W	2024	5,829	MPSt	.17
9 W Union Blvd	Guetter St	0.01 W	2025	5,791	MPSt	.17
10 East Union Boulevard	Long St	0.01 E	2025	5,449	MPSt	.20



James Balliet
610-972-6808

Brian Bailey
484-357-8559

Keller Williams Allentown
610-435-1800

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

www.JBPropertyGroup.com
Brian@JBPropertyGroup.com
James@JBPropertyGroup.com

OFFERED BY:

James Balliet

C 610-972-6808

James@JBPropertyGroup.com

Brian Bailey

C 484-357-8559

Brian@JBPropertyGroup.com

Keller Williams Real Estate

1605 N Cedar Crest Blvd, Suite 309, Allentown, PA 18104

O 610-435-1800



Michael
Sheftel
Realtor

Ryan
McGehean
Assoc. Broker

Yousef
Alhaddad
Realtor

Kelly
Schaffer
Realtor

James
Balliet
President

Brian
Bailey
Assoc. Broker

Benjamin
Diaz
Realtor

Doug
Sandlin
Realtor

Michael G.
Makhoul
Realtor

www.JBPropertyGroup.com



Each office independently owned and operated. Information deemed reliable, but not guaranteed and should be independently verified.