

6,227 SF Prime Restaurant/Commercial Condo



Sale Price:
\$1,695,000

Lease Price:
\$25/SF NNN

KELLERWILLIAMS

 **James Balliet**
PROPERTY GROUP

327 Star Rd
Allentown, PA 18106

Information



Available for immediate sale or lease is this prime restaurant/ office condominium opportunity in Upper Macungie Township, PA.



The property is zoned HC- Highway Commercial. The 6,227 SF freestanding structure is Unit-1, and will share a 5.1 acre lot with two national hotel chains. The exact details of the condominium plan are currently being engineered. Call for details and proposed condominium plan.



This is a great by-right opportunity for restaurant concepts, brew pubs, medical offices, retail and so much more. The property is currently built out as a chain family sports bar/restaurant with outdoor patio.

Explosive residential growth nearby and many hotels, business parks and warehouse facilities including Uline and Amazon nearby.

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Lease Price: \$25/SF NNN

327 Star Rd - Great Location in busy Fogelsville Area



Located on Route 100 in Allentown, PA -
just off the I-78/Route 22 exit in Fogelsville, PA

Freestanding Restaurant/Commercial

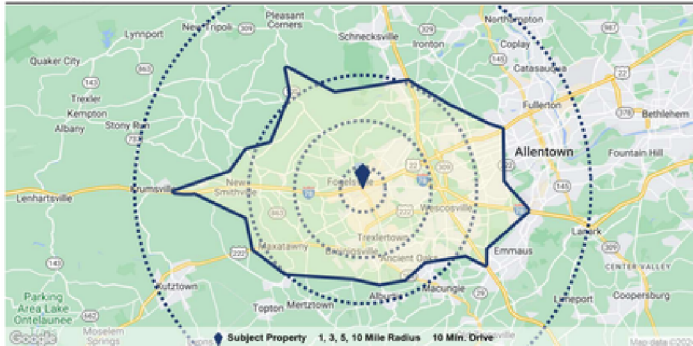


- Zoned Highway Commercial
- Highly visible signage
- Adjacent to Two National Hotels

- 6,227 SF
- 5.1 Acres
- Ample Parking

Demographics

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population					
Population	507	29,480	76,336	330,905	96,239
5 Yr Growth	3.4%	1.3%	0.8%	0.7%	0.9%
Median Age	43	41	42	39	42
5 Yr Forecast	44	42	43	40	43
White / Black / Hispanic	89% / 3% / 7%	80% / 5% / 11%	83% / 5% / 10%	81% / 11% / 28%	83% / 6% / 12%
5 Yr Forecast	89% / 4% / 8%	79% / 5% / 12%	82% / 6% / 12%	80% / 12% / 31%	81% / 7% / 14%
Employment	8,458	23,798	46,854	182,047	48,682
Buying Power	\$24.2M	\$1.1B	\$2.9B	\$8.7B	\$3.5B
5 Yr Growth	6.1%	2.7%	2.4%	0.8%	2.0%
College Graduates	90.0%	90.4%	48.9%	28.2%	51.3%
Household					
Households	203	10,859	28,691	125,847	36,064
5 Yr Growth	3.5%	1.3%	0.8%	0.8%	0.9%
Median Household Income	\$118,999	\$103,763	\$101,219	\$69,139	\$97,899
5 Yr Forecast	\$121,999	\$105,202	\$102,848	\$69,195	\$99,059
Average Household Income	\$151,646	\$131,316	\$129,273	\$93,680	\$124,290
5 Yr Forecast	\$153,906	\$132,464	\$130,587	\$94,347	\$125,487
% High Income (>\$75K)	75%	64%	63%	46%	61%
Housing					
Median Home Value	\$430,357	\$333,245	\$331,805	\$253,563	\$321,290
Median Year Built	1991	1991	1987	1968	1980
Owner / Renter Occupied	79% / 21%	74% / 26%	77% / 23%	63% / 37%	77% / 23%

Income & Spending Demographics

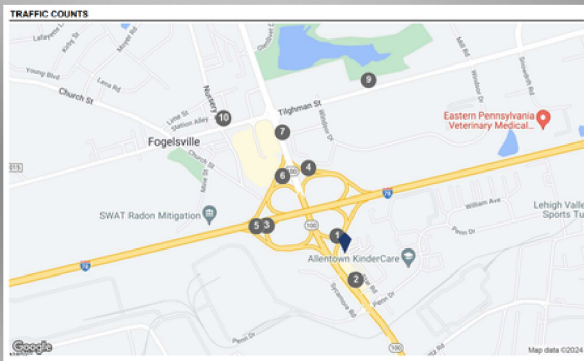
Income & Spending Demographics

327 Star Rd

2023 Households by HH Income	1 Mile		3 Miles		5 Miles		10 Min. Drive	
	202		10,860		26,691		36,064	
<\$25,000	-	0.00%	708	6.52%	2,439	8.50%	3,349	9.29%
\$25,000 - \$50,000	11	5.45%	1,085	9.99%	3,304	11.52%	4,476	12.41%
\$50,000 - \$75,000	38	18.81%	2,067	19.03%	4,763	16.60%	6,145	17.04%
\$75,000 - \$100,000	33	16.34%	1,399	12.88%	3,698	12.89%	4,434	12.29%
\$100,000 - \$125,000	25	12.38%	1,136	10.46%	2,901	10.11%	3,554	9.85%
\$125,000 - \$150,000	35	17.33%	1,193	10.99%	2,676	9.33%	3,656	10.14%
\$150,000 - \$200,000	10	4.95%	1,382	12.73%	3,957	13.79%	4,860	13.48%
\$200,000+	50	24.75%	1,890	17.40%	4,953	17.26%	5,589	15.50%
2023 Avg Household Income	\$151,646		\$131,316		\$129,273		\$124,290	
2023 Med Household Income	\$118,999		\$103,763		\$101,219		\$97,899	

Total Food and Alcohol	\$2.2M	24.98%	\$114.7M	26.69%	\$297.9M	26.73%	\$367.3M	26.86%
Food At Home	\$1.1M	12.34%	\$58.7M	13.66%	\$153M	13.73%	\$189.2M	13.84%
Food Away From Home	\$960.3K	10.74%	\$47.8M	11.12%	\$123.5M	11.09%	\$151.8M	11.10%
Alcoholic Beverages	\$170.9K	1.91%	\$8.2M	1.91%	\$21.3M	1.91%	\$26.2M	1.92%

Traffic Counts



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 State Rte 100	I- 78 - NW	14,482	2020	0.04 mi
2 State Rte 100	Penn Dr - SE	37,135	2022	0.12 mi
3 State Rte 100	I- 78 - NE	5,651	2020	0.27 mi
4 I- 78	State Rte 100 - SW	2,973	2020	0.28 mi
5 I- 78	State Rte 100 - NE	2,822	2016	0.30 mi
6 Church St	Church Rd - W	13,917	2020	0.31 mi
7 State Rte 100	Imperial Way - N	26,264	2022	0.42 mi
8 Tilghman St	Windsor Dr - W	16,925	2022	0.55 mi
9 Tilghman Street	Windsor Dr - W	16,739	2020	0.55 mi
10 Main Street	Nursery St - W	9,100	2022	0.58 mi

Site Plan



1 SITE PLAN
SCALE: 1" = 20'-0"



SITE INFORMATION	
TOTAL BUILDING AREA:	6,237 S.F.
TOTAL PAVED AREA:	1,076 S.F.
TOTAL PARKING REQUIRED:	
150 SEATS @ SPACE PER 3 SEATS:	50
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LANDSCAP SPACES:	4
TAX MAP:	146-041-20-1272
DEED REFERENCE AREA:	DB11486, PG. 215
NUMBER OF LOTS:	1
WATER SERVICE:	PUBLIC
ZONING INFORMATION	
DC HIGHWAY COMMERCIAL:	130,000 S.F.
MIN. LOT AREA:	100'
MIN. LOT WIDTH:	100'
MIN. BUILDING SETBACK - REQUIREMENTS:	
FRONT YARD:	50'
REAR YARD:	50'
MIN. BUILDING HEIGHT:	30'
MAX. NUMBER OF STORES:	3
MAX. BUILDING COVERAGE:	30%
PROP. BUILDING COVERAGE:	14%
MAX. IMPERVIOUS COVERAGE:	75%
PROP. IMPERVIOUS COVERAGE:	47%

AZ
DESIGN

ARCHITECTURAL FIRM

1000 N. 10TH ST. SUITE 100
DALLAS, TEXAS 75202
PHONE: 214.766.1000
WWW.AZDESIGN.COM

PROJECT: AROOGA'S GRILLE HOUSE AND SPORTS BAR
ADDRESS: 1100 N. 10TH ST., DALLAS, TX 75202
DATE: 10/15/2014
DRAWN BY: J. SMITH
CHECKED BY: M. SMITH
SCALE: AS SHOWN

AROOGA'S
GRILLE HOUSE AND SPORTS BAR

ARCHITECTURAL
SITE PLAN

A-010

327 Star Rd Allentown, PA 18106

OFFERED BY:

James Balliet
President

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