



Property Features

- Build to Suit
- Public water/sewer and natural gas
- Zoning: General Commercial

Buildings available

A - Commercial 9,100 SF | Negotiable

B1 - Commercial 4,275 SF | Negotiable

B2 - Commercial 8,140 SF | Negotiable

C - 2 Story Commercial 5,040 SF/FLR

- Sale Price - \$400,000.00
- Lease Rate - \$14.00 NNN

D - 2 Story Commercial 5,040 SF/FLR

- Sale Price - \$400,000.00
- Lease Rate - \$14.00 NNN

E - Commercial 6,525 SF

- Sale Price - \$850,000.00
- Lease Rate - \$20.00 NNN

F - Restaurant 6,000 SF

- Sale Price - \$1,250,000.00
- Lease Rate - \$22.00 NNN

Markward Group

5925 Tilghman Street, Suite 900

Allentown, PA 18104

p: 610.295.6600

f: 610.295.6601

MarkwardGroup.com

   @MarkwardGroup

For more information, please contact

Del Markward, SIOR

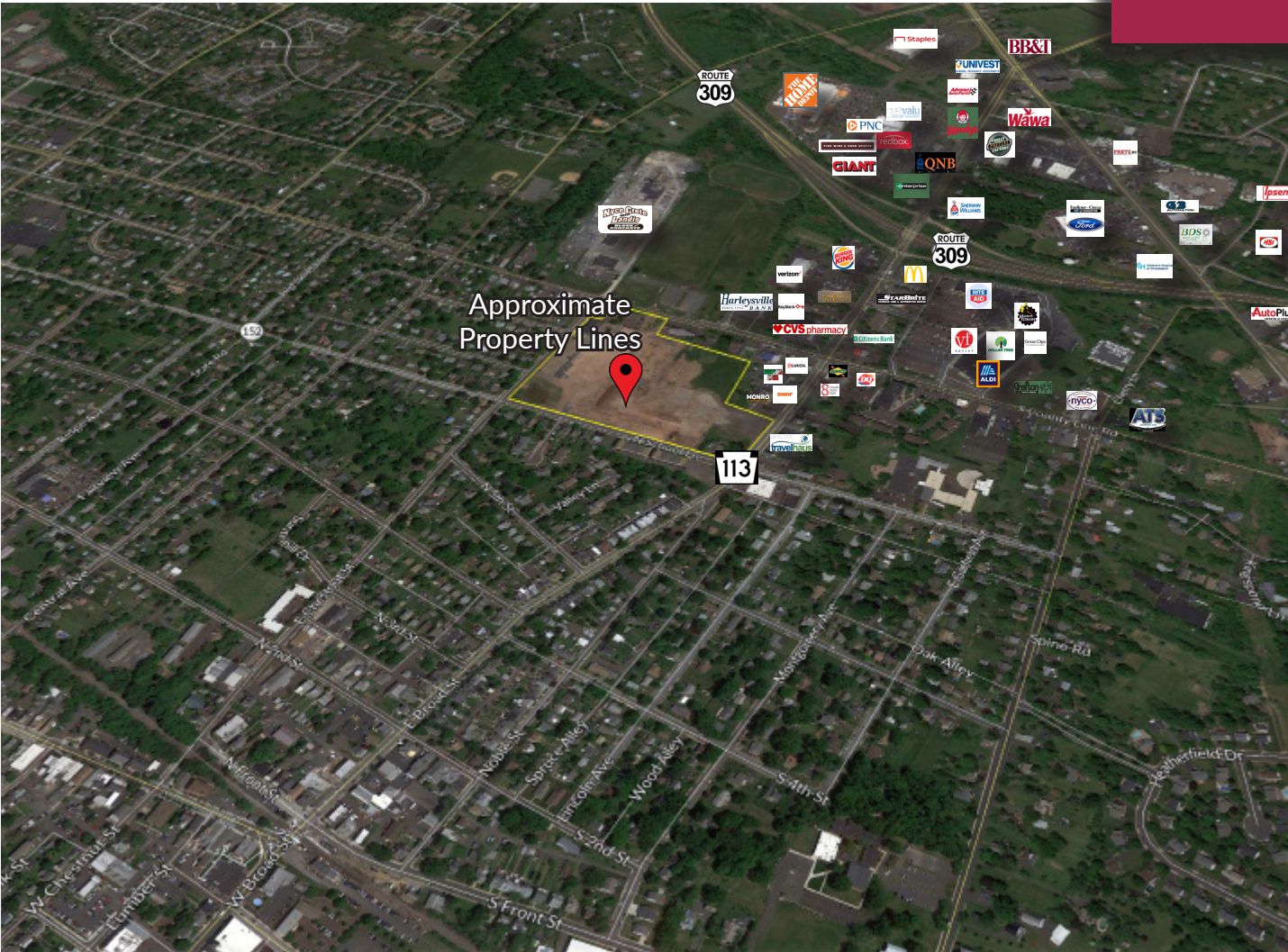
610.295.6603

dmarkward@MarkwardGroup.com



SIOR

Del Markward, SIOR



Demographics

Winthin 1 Mile

	8,978
	people
	3,586
	households
	\$67,721
	median HHI
	3,921
	employees

Winthin 3 Miles

	46,989
	people
	17,773
	households
	\$74,824
	median HHI
	19,333
	employees

Winthin 5 Miles

	104,730
	people
	39,917
	households
	\$77,760
	median HHI
	55,159
	employees

Estimated Traffic Count: (both directions)

Route 113 North of County Line Rd: 19,200 VPD
County Line Road: 11,500 VPD

Markward Group

5925 Tilghman Street, Suite 900
Allentown, PA 18104
p: 610.295.6600
f: 610.295.6601

MarkwardGroup.com

@MarkwardGroup

For more information, please contact

Del Markward, SIOR
610.295.6603
dmarkward@MarkwardGroup.com



SIOR
Del Markward, SIOR