

## RETAIL FOR LEASE

# SHOPPERS VILLAGE

2434 Catasauqua Road, Bethlehem, PA 18018



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	\$18.00/SF NNN
<b>LOT SIZE:</b>	3.51 Acres
<b>BUILDING SIZE:</b>	29,901 SF
<b>ZONING:</b>	CS-Shopping Center

### PROPERTY OVERVIEW

1,103 SF space situated in thriving Shoppers Village Shopping Center.

Available space is the former Farmers Insurance office. There are 2 partitioned offices as well as restroom.

Ample onsite parking and pylon signage available.

Join other tenants such as CVS, Bank of America, Party City, Carvel, Primo Hoagies and more. With great access off of 22 and Airport Road.

Just off Airport Rd & US 22- Centrally located in the middle of the Lehigh Valley. Convenient access to Route 22, Route 33 & I-78.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,514	26,763	93,269
Total Population	7,462	65,517	244,126
Average HH Income	\$56,516	\$59,750	\$55,190

ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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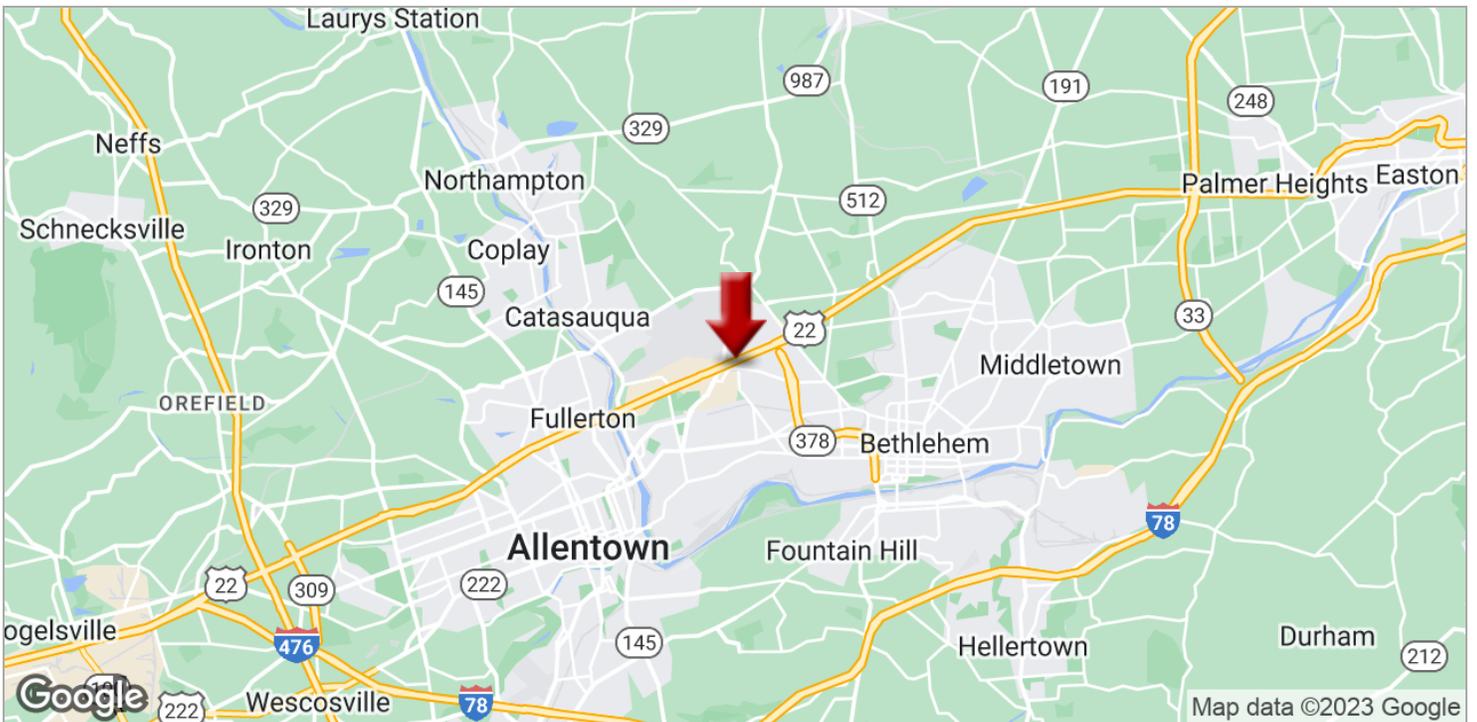
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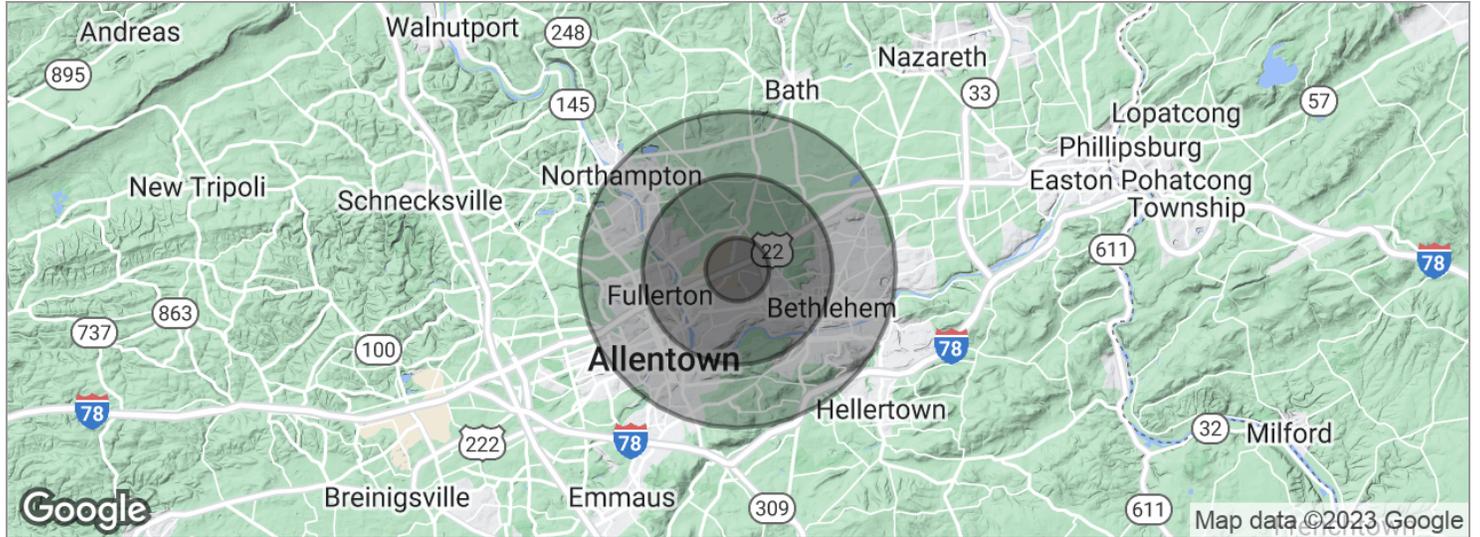
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,462	65,517	244,126
Median age	46.8	40.8	36.1
Median age (male)	44.4	39.5	34.7
Median age (Female)	48.7	42.3	37.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,514	26,763	93,269
# of persons per HH	2.1	2.4	2.6
Average HH income	\$56,516	\$59,750	\$55,190
Average house value	\$185,672	\$214,264	\$209,463

\* Demographic data derived from 2020 ACS - US Census

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