

Property Summary



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	0.96 Acres
Year Built:	1990
Building Size:	6,000 SF
Renovated:	2013
Zoning:	PC
Market:	Lehigh Valley
Submarket:	Airport Road Corridor

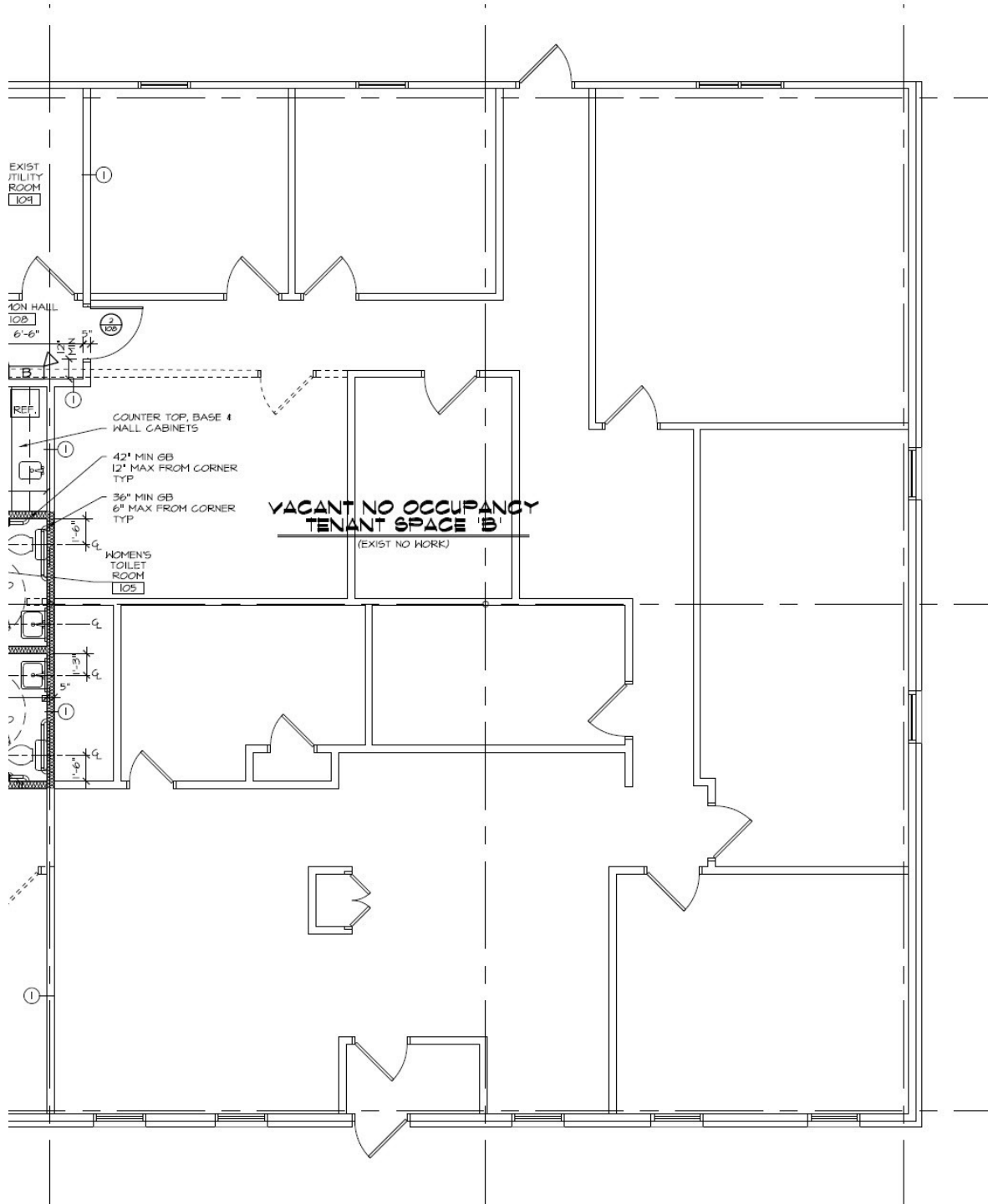
PROPERTY OVERVIEW

Well kept grounds and landscaping in 98% leased Airport Road Commercial Park

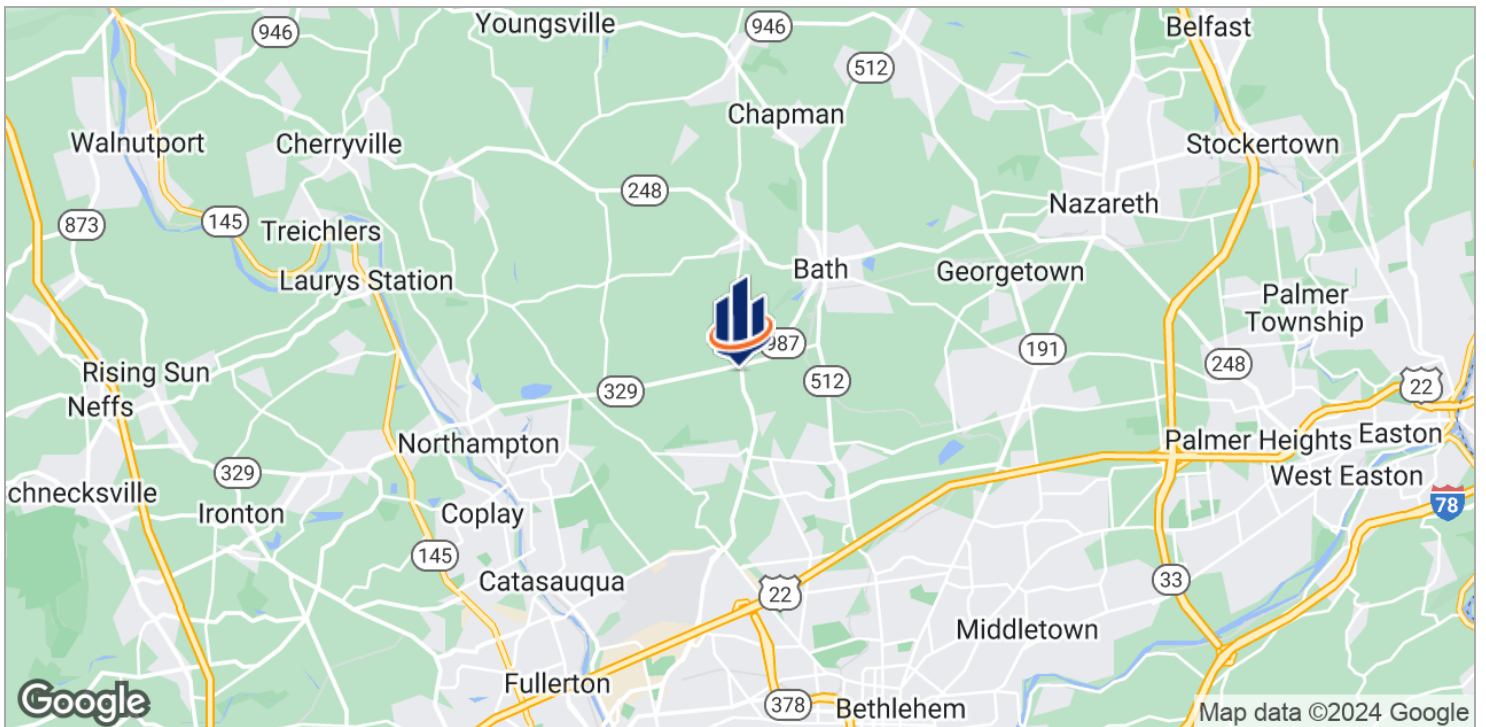
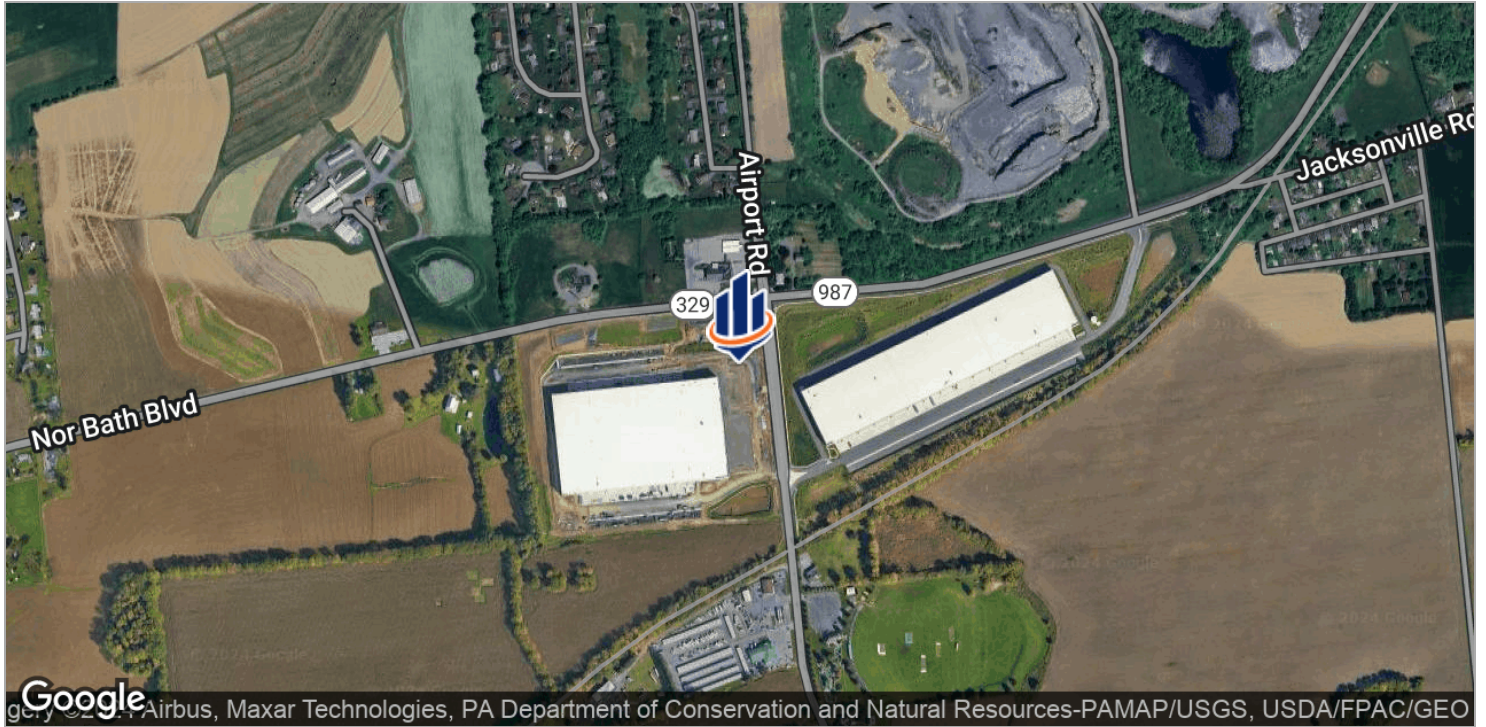
PROPERTY HIGHLIGHTS

- Great Visibility on Airport Rd
- Only minutes away from Lehigh Valley International
- Competitive Lease Rates
- Well maintained facility and grounds

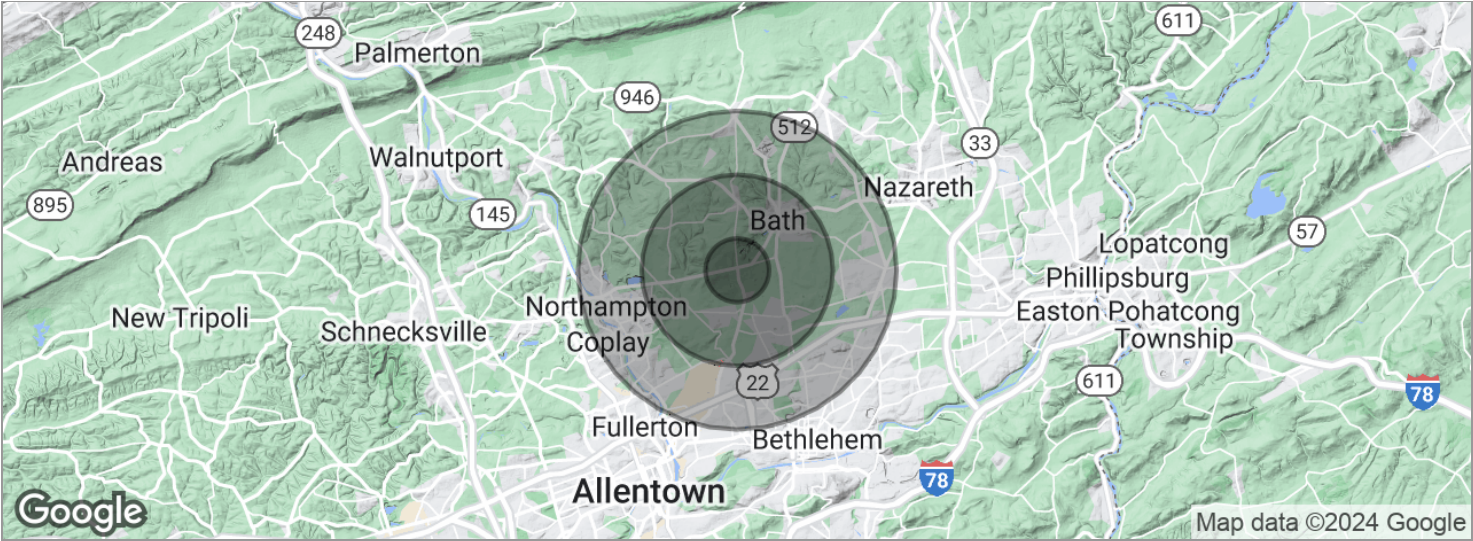
Floor Plans



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,052	18,016	67,087
Median age	47.4	43.0	44.0
Median age [Male]	44.8	40.8	42.8
Median age [Female]	50.0	44.9	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	390	6,738	26,395
# of persons per HH	2.7	2.7	2.5
Average HH income	\$78,526	\$83,821	\$79,218
Average house value	\$250,351	\$274,389	\$257,089

* Demographic data derived from 2020 ACS - US Census