

## RETAIL FOR LEASE

# OUTSTANDING RESTAURANT OPPORTUNITY!!!

5000 Bath Pike, Bethlehem, PA 18017



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	1.81 Acres
<b>BUILDING SIZE:</b>	2,858 SF
<b>ZONING:</b>	14PIBD
<b>MARKET:</b>	Hanover Township

### PROPERTY OVERVIEW

Fabulous restaurant opportunity for Lease on Route 512 in Hanover Township. Exterior of the building has been recently renovated. This property is existing restaurant with features such as vent/hood, ranges, and much more. Would not take much to finish it off as your own.

Perfect for Italian Cuisine, Mexican Restaurant, BBQ joint, Sports Bar, Deli and many other food concepts. Property also features an outdoor covered pavilion to hold events such as clam bakes, BBQ's, weddings, corporate gatherings and more.

Property is located on very busy Route 512 in close proximity to Wegman's, CVS Pharmacy, Turkey Hill and other national retailers. There are multiple office parks, distribution centers in close proximity including Guardian Life Insurance Lehigh Valley headquarters. Property is also surrounded by multiple residential developments.

### PROPERTY HIGHLIGHTS

ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

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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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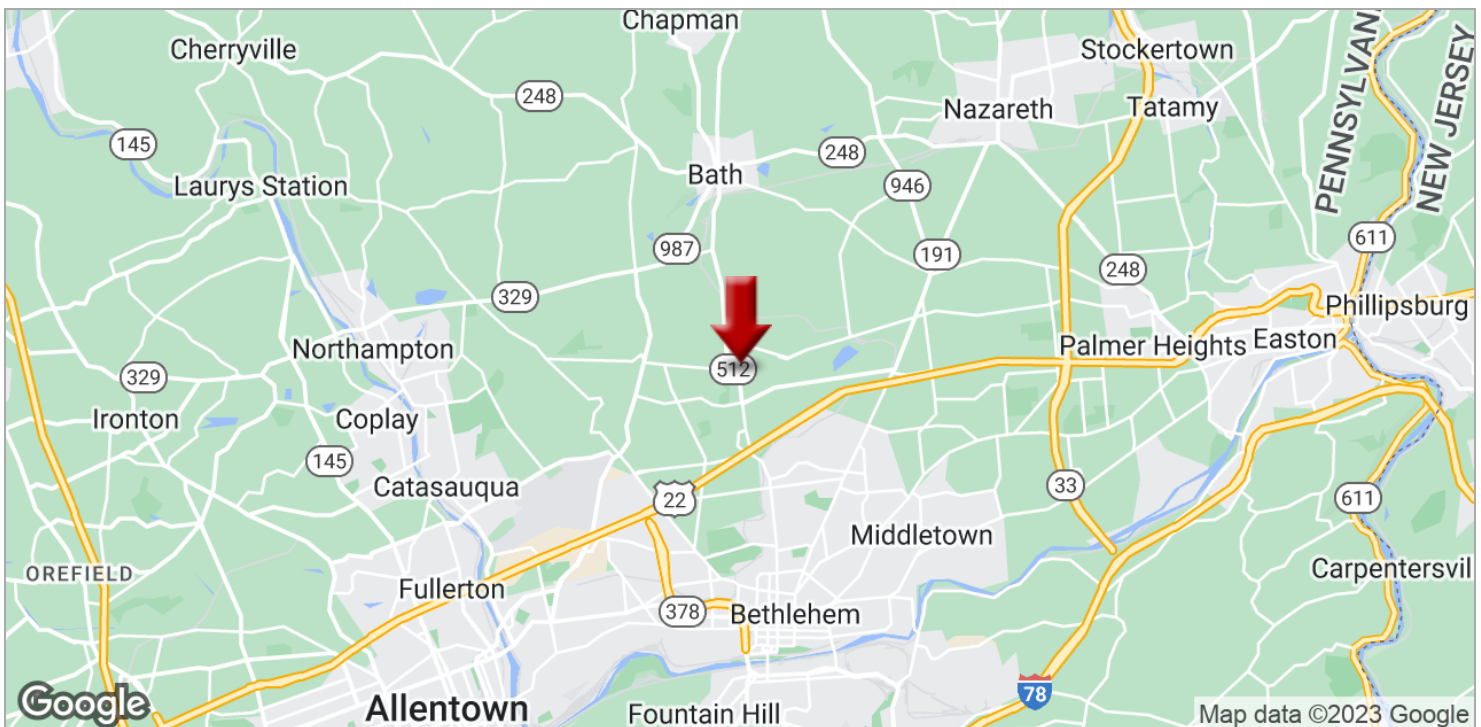
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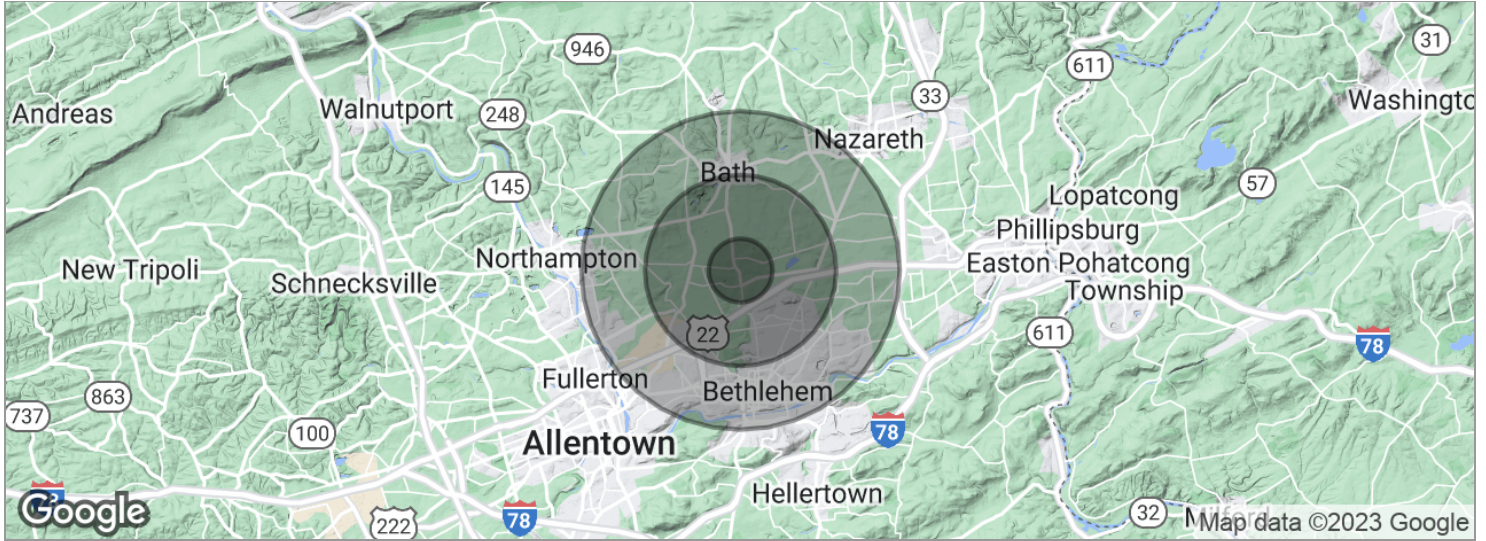
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,568	31,050	137,139
Median age	40.8	45.1	41.2
Median age (male)	40.5	44.5	40.0
Median age (Female)	41.7	46.0	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,625	11,894	55,760
# of persons per HH	2.8	2.6	2.5
Average HH income	\$105,378	\$97,238	\$68,751
Average house value	\$340,207	\$309,707	\$239,367

*\* Demographic data derived from 2020 ACS - US Census*

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