

## COMMERCIAL LAND FOR SALE

# MACARTHUR ROAD DEVELOPMENT SITE

2958 MacArthur Road, Whitehall, PA 18052



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,790,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	4.35 Acres
<b>ZONING:</b>	C-1-Neighborhood Commercial
<b>PRICE / SF:</b>	\$25.28

### PROPERTY OVERVIEW

For immediate sale is this four property assemblage totaling 4.35 acres of commercial land.

The site is situated at the signalized intersection of MacArthur Road and Mechanicsville Road in Whitehall Township. Property is adjacent to a brand new McDonald's development, Whitehall-Coply School District, and across from extremely busy Wawa and Key Bank branch.

This is the only available development parcel of this size available for sale on the MacArthur Road corridor.

The property is perfect for a multitude of uses including retail and medical/office development.

\*\*\*This location is currently operating as a long term family business so please DO NOT disturb the existing business activities. Please call agent for additional property information.

ALLENTOWN, PA



**JAMES BALLIET**

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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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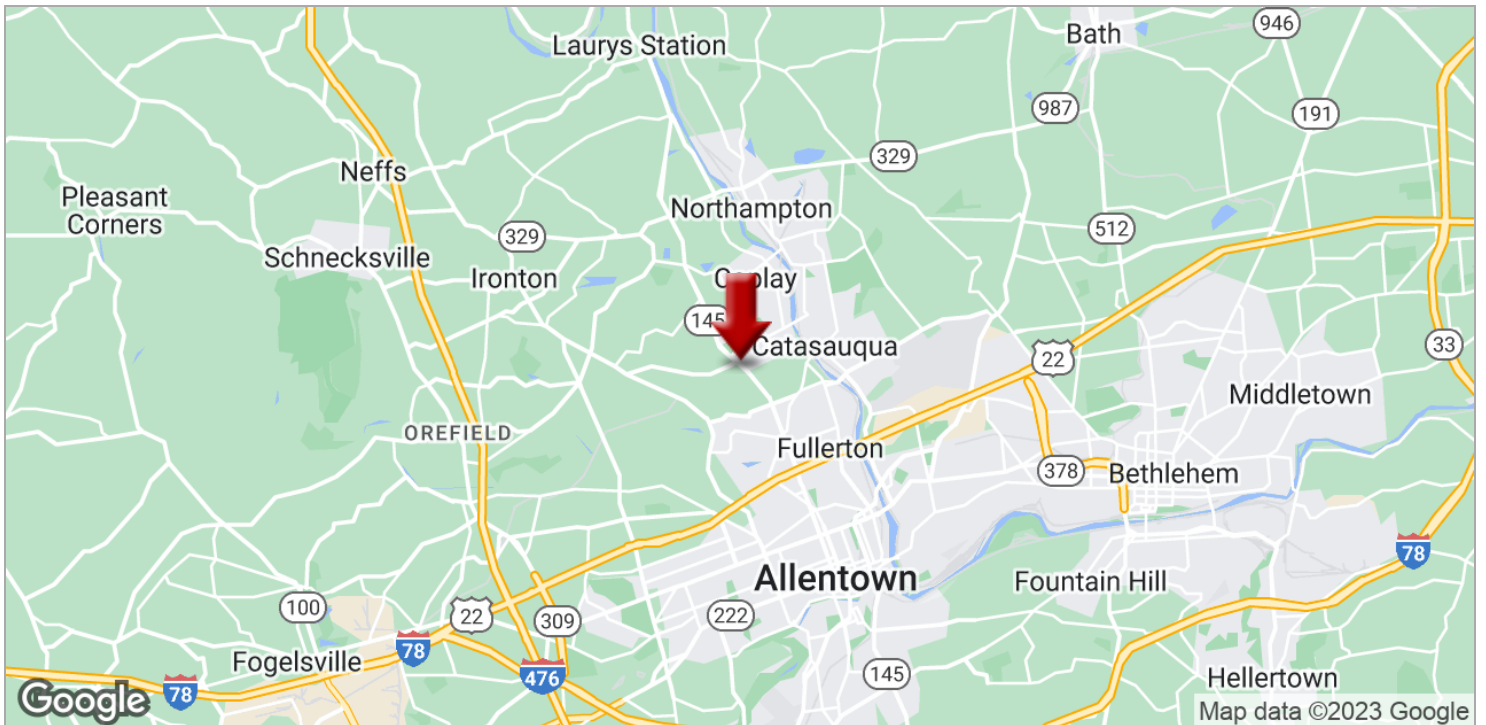
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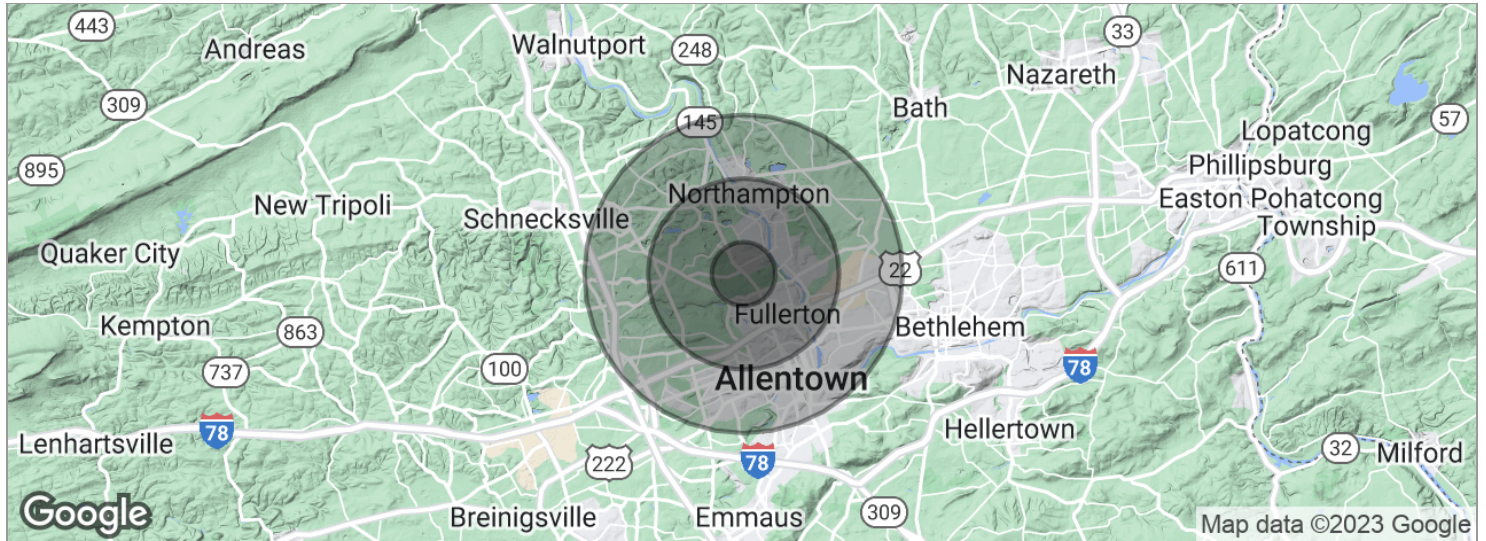
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,874	77,954	204,025
Median age	43.2	38.8	36.1
Median age (male)	41.8	37.3	34.9
Median age (Female)	43.9	40.5	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,743	31,516	78,064
# of persons per HH	2.5	2.5	2.6
Average HH income	\$70,754	\$59,383	\$55,793
Average house value	\$221,287	\$195,184	\$203,023

\* Demographic data derived from 2020 ACS - US Census

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