

## RETAIL FOR SALE

# WHITEHALL, PA COMMERCIAL PROPERTY FOR SALE

2020 MacArthur Road, Whitehall, PA 18052



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,999,999
<b>BUILDING SIZE:</b>	21,900 SF
<b>ZONING:</b>	C-2- Regional/Community Commercial
<b>PRICE / SF:</b>	\$136.99

### PROPERTY OVERVIEW

21,900 SF freestanding building available for immediate sale!

Building is zoned C-2 and just minutes from Route 22 on the Lehigh Valley's main commercial corridor.

Fantastic location along MacArthur Road directly across from the Whitehall Mall.

Location is perfect for many retail and wholesale concepts and possibly warehouse/distribution.

\*Property is also available for lease. Call for additional information.

### PROPERTY HIGHLIGHTS

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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## RETAIL FOR SALE

# FREESTANDING COMMERCIAL BUILDING

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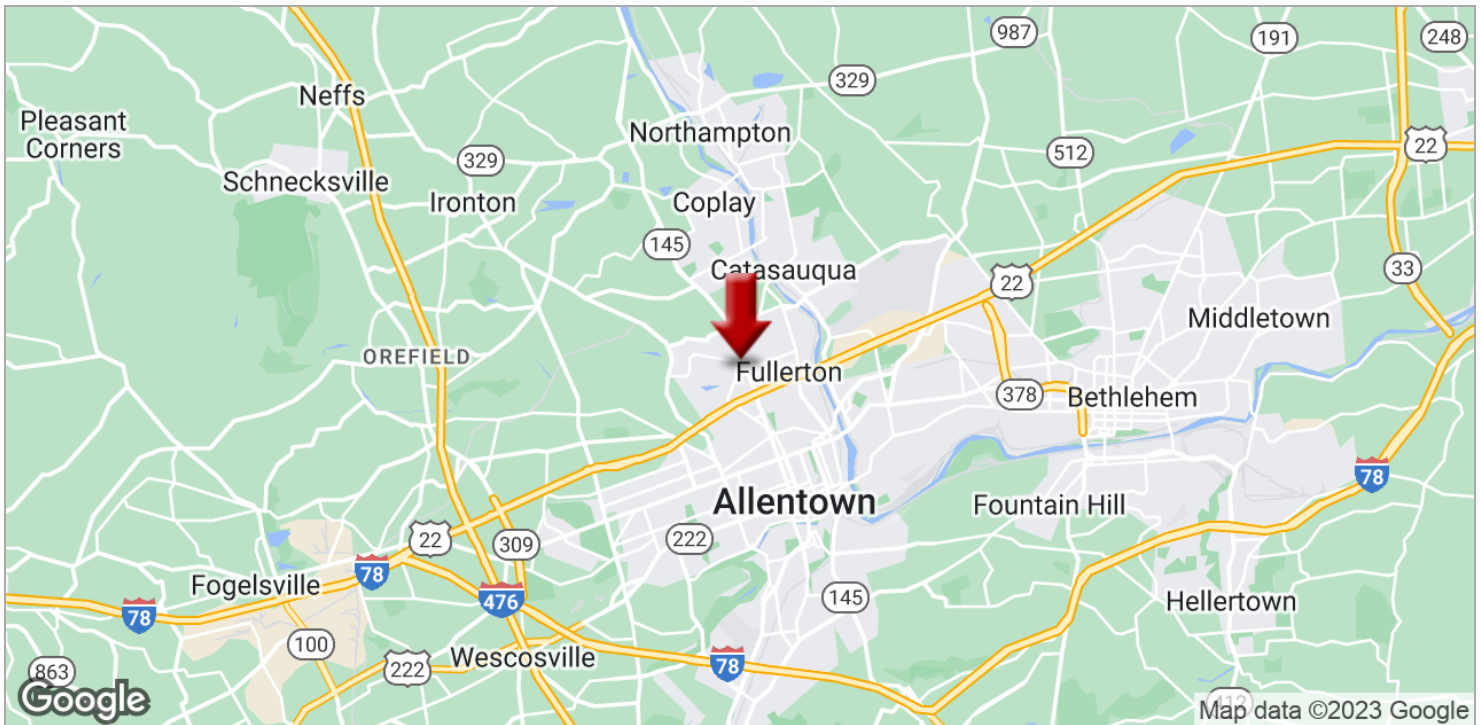
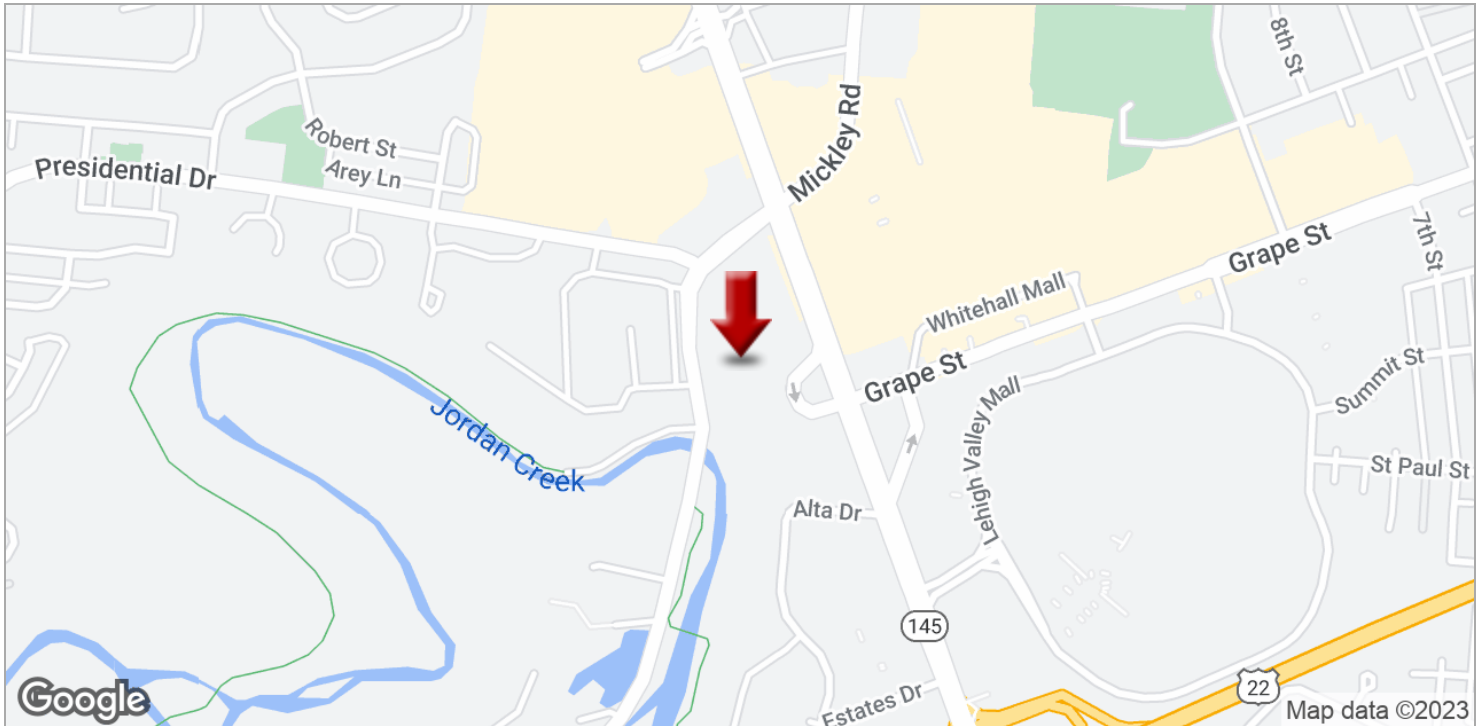
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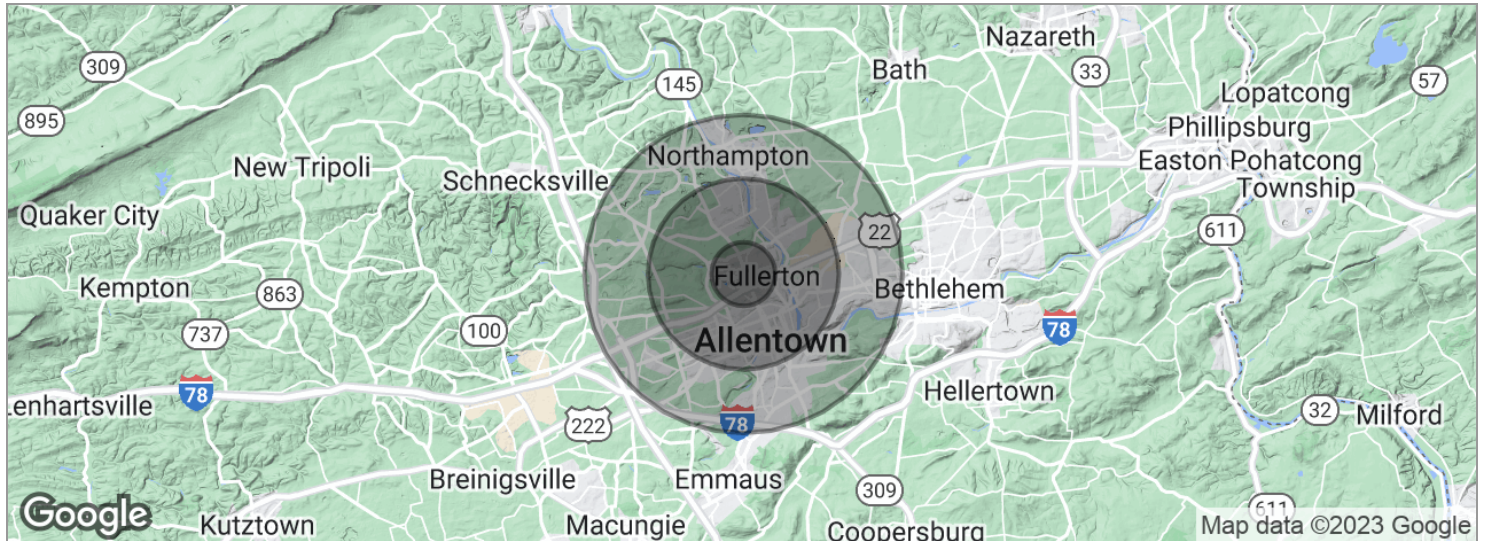
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,531	136,169	240,576
Median age	39.9	33.9	36.3
Median age (male)	38.6	32.3	35.0
Median age (Female)	41.9	35.7	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,958	51,036	93,167
# of persons per HH	2.4	2.7	2.6
Average HH income	\$61,381	\$48,794	\$54,658
Average house value	\$183,965	\$167,669	\$197,526

\* Demographic data derived from 2020 ACS - US Census

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