



# 1,980 SF BUILDING IDEAL FOR OFFICE OR RETAIL LEASE

2160 GOLDEN KEY RD  
KUTZTOWN, PA 19530

---

**Steven A. Wilson, CCA**  
Associate Advisor  
O: 484.245.1021  
[steve.wilson@svn.com](mailto:steve.wilson@svn.com)



# Property Summary



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	1,980 SF
Available SF:	1,980 SF
Lot Size:	0.94 Acres
Year Built:	1972
Zoning:	LI - Light Industrial
Market:	Lehigh Valley
Submarket:	Kutztown
APN:	543650436449-1

## PROPERTY OVERVIEW

Free-standing 1,980 SF building on land lease with 40 years remaining on the lease. This highly visible, former 3-bay gas station is ideal for renovation for office use, retail or other commercial use. Tanks, pumps, and islands have been removed. Lease terms include rent abatement with tenant making renovations (with owner approval). Taxes are estimated at \$1.41/SF. Roof replaced summer 2021. Septic, well water, and electric utilities. Septic and water shared with motel; electric meter needs to be installed.

By-right uses include day care, medical/dental/vet clinic, office use, personal services, restaurant (with restrictions), and retail store.

Total 3.8 acre lot contains a 39-key Super 8 Motel and a new, free-standing Dunkin' (Donuts).

## LOCATION OVERVIEW

The property is situated on Golden Key Rd [Rt 863] between I-78 and Old US 22 in Lehigh County. The town of New Smithville is 1 mile west, Allentown is 15 miles east, Reading is 27 miles southwest, and Lehigh Valley International Airport is 16 miles east. Within minutes of the property is a truck stop, several commercial businesses, restaurants, retail, schools, churches and residences.



# Additional Photos



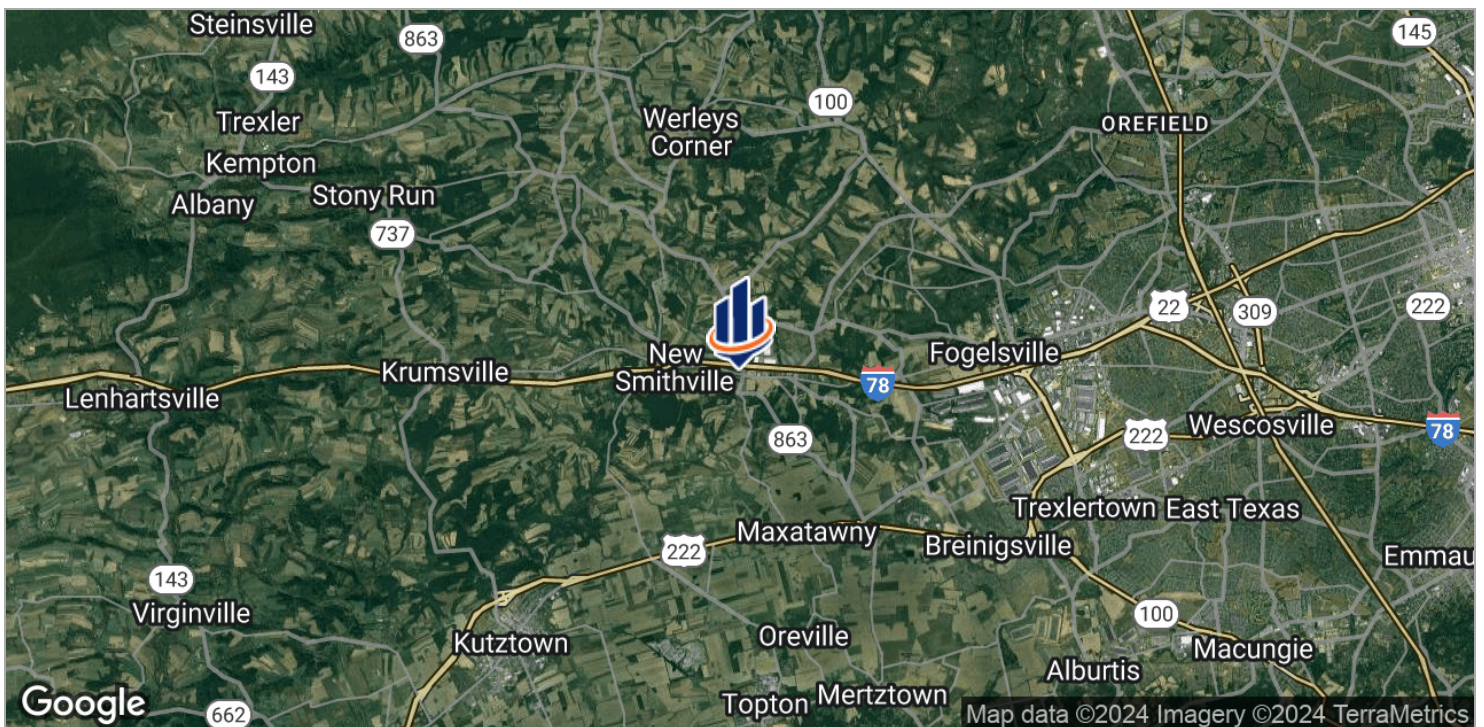
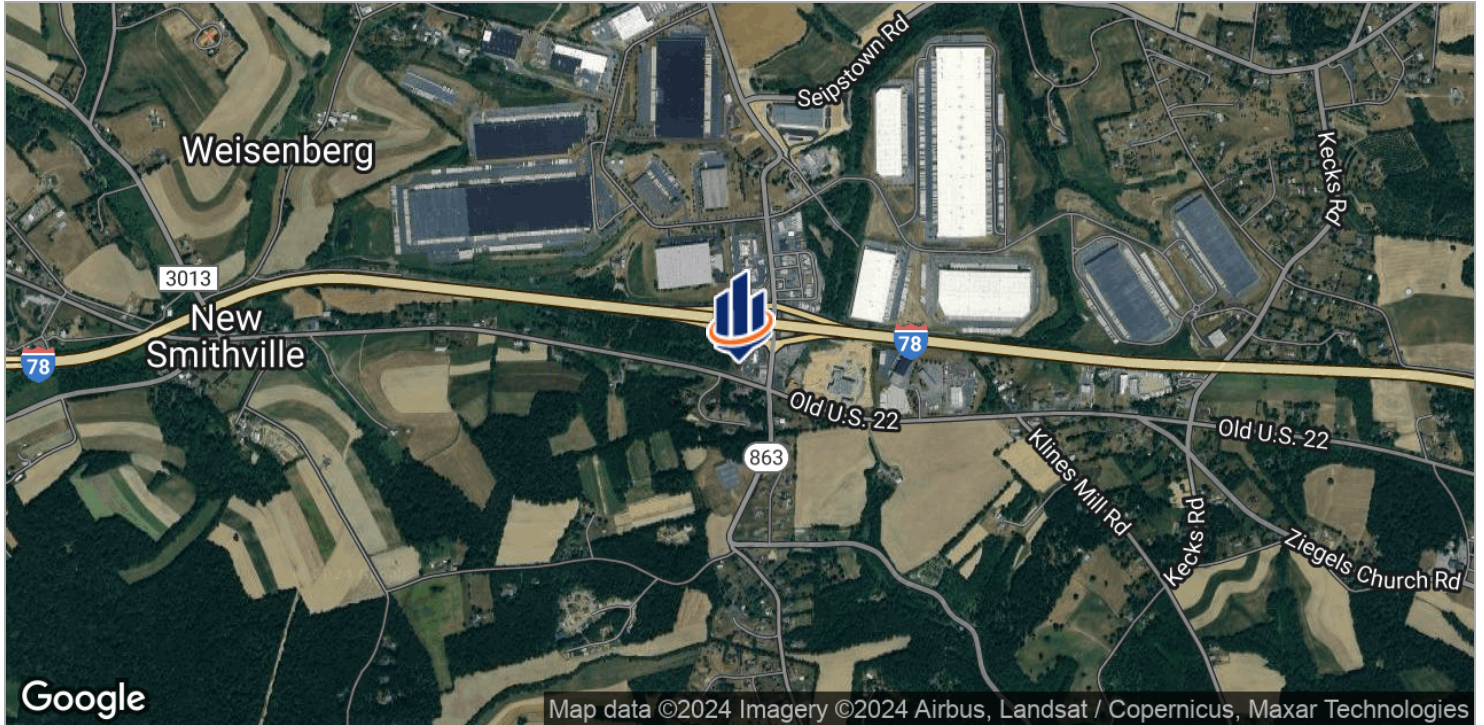


# Additional Photos



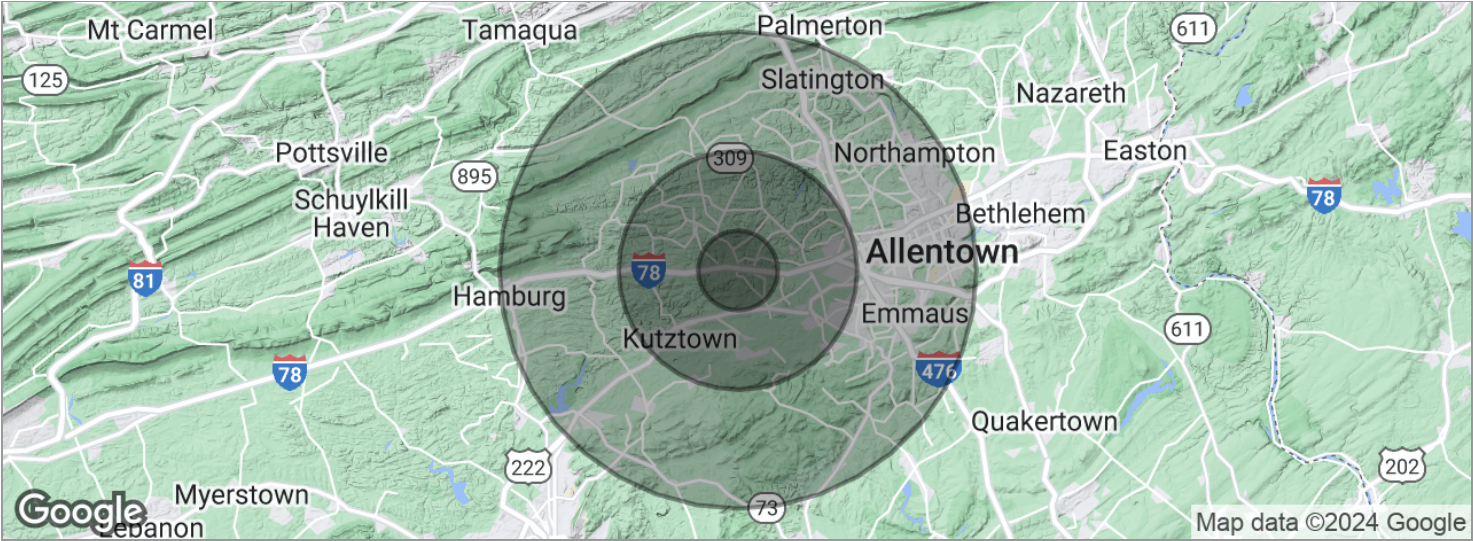


# Location Maps





# Demographics Map

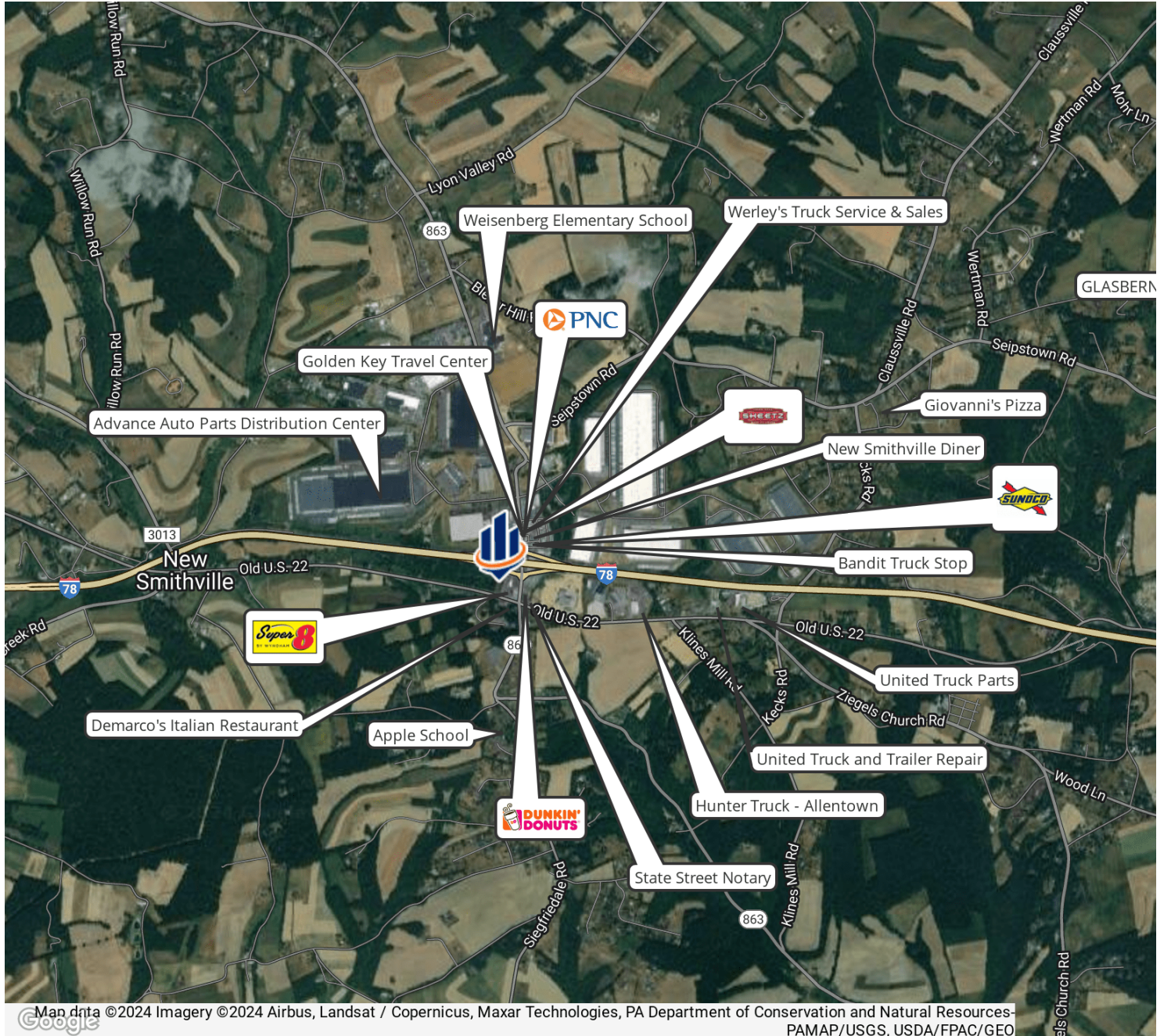


POPULATION	2.5 MILES	7.5 MILES	15 MILES
Total population	4,272	50,912	283,894
Median age	35.8	35.6	41.3
Median age [Male]	35.0	35.4	40.4
Median age [Female]	36.5	35.6	41.8
HOUSEHOLDS & INCOME	2.5 MILES	7.5 MILES	15 MILES
Total households	1,463	18,046	108,535
# of persons per HH	2.9	2.8	2.6
Average HH income	\$85,648	\$80,170	\$82,032
Average house value	\$321,584	\$297,799	\$271,220

\* Demographic data derived from 2020 ACS - US Census



# What's Nearby





# Advisor Bio



## STEVEN A. WILSON, CCA

Associate Advisor

steve.wilson@svn.com

Direct: 484.245.1021 | Cell: 610.216.7600

### PROFESSIONAL BACKGROUND

Steve joined the SVN Imperial Realty team in 2016 and has more than 40 years experience in business development in various industries. He works primarily with owners and investors in all asset categories (Industrial, Land, Hospitality, Retail, Office), with a focus on the Multifamily sector. He resides in Bucks County and covers the Lehigh Valley and the Greater Philadelphia area.

Steve has a BS in Mineral Economics from Penn State, and an MBA with a concentration in Marketing from Lehigh University. He also holds the Certified Commercial Advisor (CCA) designation from the National Association of Real Estate Advisors (NAREA). He is driven by the belief that the client comes first, last, and always. On a personal level, he is guided by three core values: respect, integrity, and personal growth.

### EDUCATION

- Lehigh University (Bethlehem, PA) | College of Business and Economics | MBA in Marketing
- Loyola University (Baltimore, MD) | Sellinger School of Business and Management (began MBA coursework; relocated to PA)
- Penn State University (University Park, PA) | College of Earth and Mineral Sciences | BS Mineral Economics

### MEMBERSHIPS

- National Association of Realtors (NAR)
- Pennsylvania Association of Realtors (PAR)
- Greater Lehigh Valley REALTORS (GLVR)
- National Association of Real Estate Advisors (NAREA) - former member

#### SVN | Imperial Realty

1611 Pond Road, Suite 200  
Allentown, PA 18104  
484.245.1000





# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner [“Owner”], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.