



**Commercial  
Property**



**Built in 1900**



**27,704 SF**



**0.54 Acres**

**Bangor, Pennsylvania**

# 110 Pennsylvania Ave

**Presented by**

**Sean Fox**

Associate

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PA #RS346710

**Daniel Perich Group**

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**The Daniel Perich Group**

745 Main Street, Suite 202

Stroudsburg, PA 18360



## Property Description

The Daniel Perich Group of KW Commercial Real Estate is offering this commercial space for lease in Bangor. Property is located at the intersection of Pennsylvania Ave and Route 191 (N 1st Street) with on- and off-street parking available. Owner upgrading space prior to occupancy (flooring, ceiling, etc.) but looking for tenant input before renovations begin. Property is serviced by public water and sewer, gas heat, and central air conditioning. Tenant responsible for utilities.

Unit 2 - 1,000 square feet on ground level, additional 1,500 square feet available if necessary

Unit 4 - 2,600 square feet mainly open with two private offices and two restrooms.

## Offering Summary

Lot Size:	0.54 Acres
Building Size:	27,704 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,891	6,440	11,439
Total Population	7,265	16,662	29,978
Average HH Income	\$57,000	\$62,299	\$65,902



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**Location Information**

Street Address	110 Pennsylvania Avenue
City, State, Zip	Bangor, PA 18013
County	Northampton
Market	Lehigh Valley
Sub-market	Slate Belt
Cross-Streets	Route 191
Township	Bangor Borough
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Nearest Airport	ABE

**Building Information**

Building Size	27,704 SF
Ceiling Height	14 ft
Minimum Ceiling Height	9 ft
Number of Floors	2
Year Built	1900
Construction Status	Existing
Number of Buildings	1

**Property Information**

Property Type	Industrial
Property Subtype	Flex Space
Zoning	C - Residential
Lot Size	0.54 Acres
APN #	E9NE2A 3 9 0102
Lot Frontage	108 ft
Lot Depth	129 ft
Corner Property	Yes
Traffic Count	2991
Traffic Count Street	SR191
Power	Yes

**Parking & Transportation**

Street Parking	Yes
Parking Type	Structure

**Utilities & Amenities**

Central HVAC	Yes
Gas / Propane	Yes



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### Lease Information

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Unit 2	-	1,000 SF	plus utilities	\$1,100 per month
Unit 4	-	2,600 SF	plus utilities	\$1,500 per month



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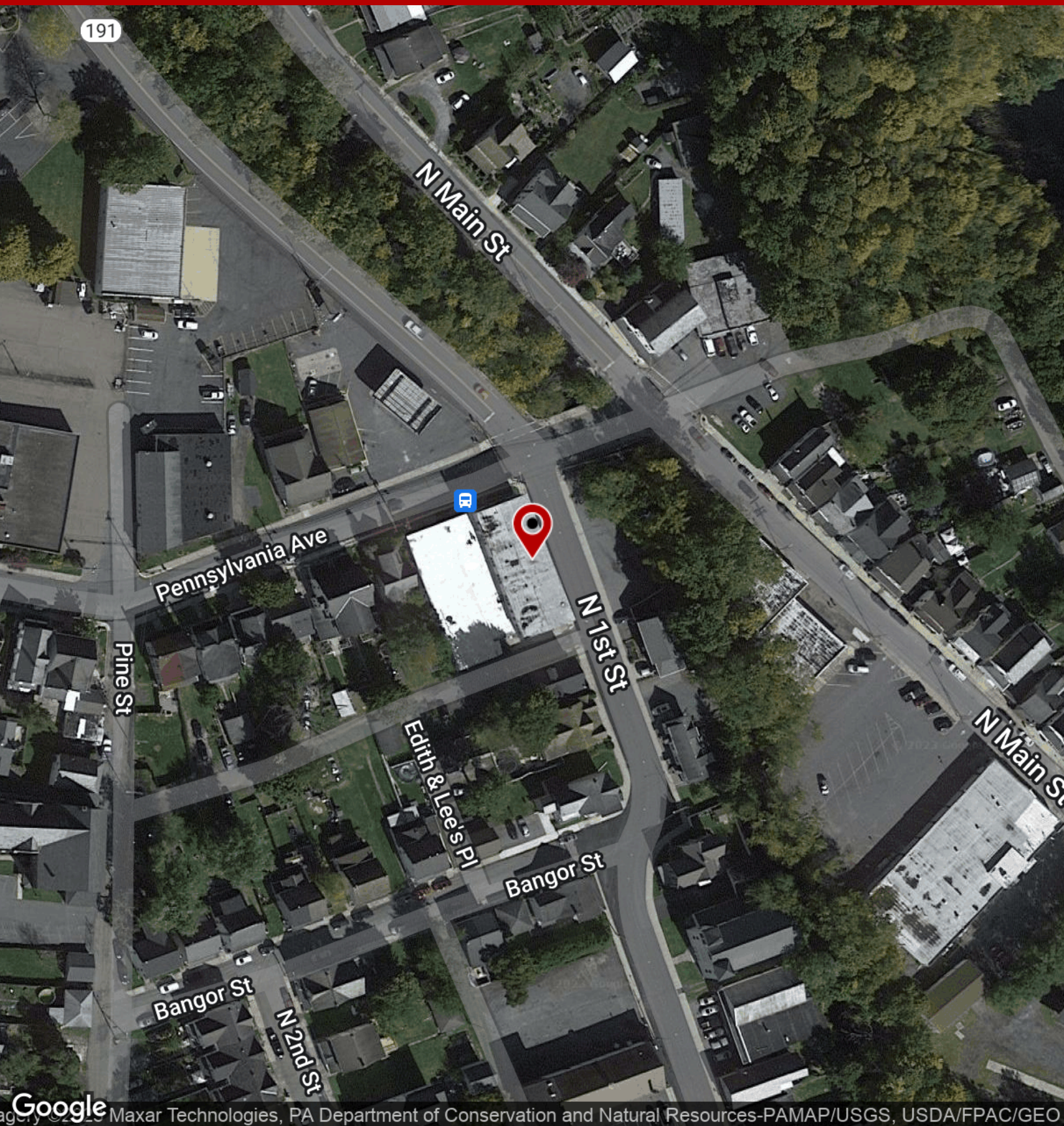
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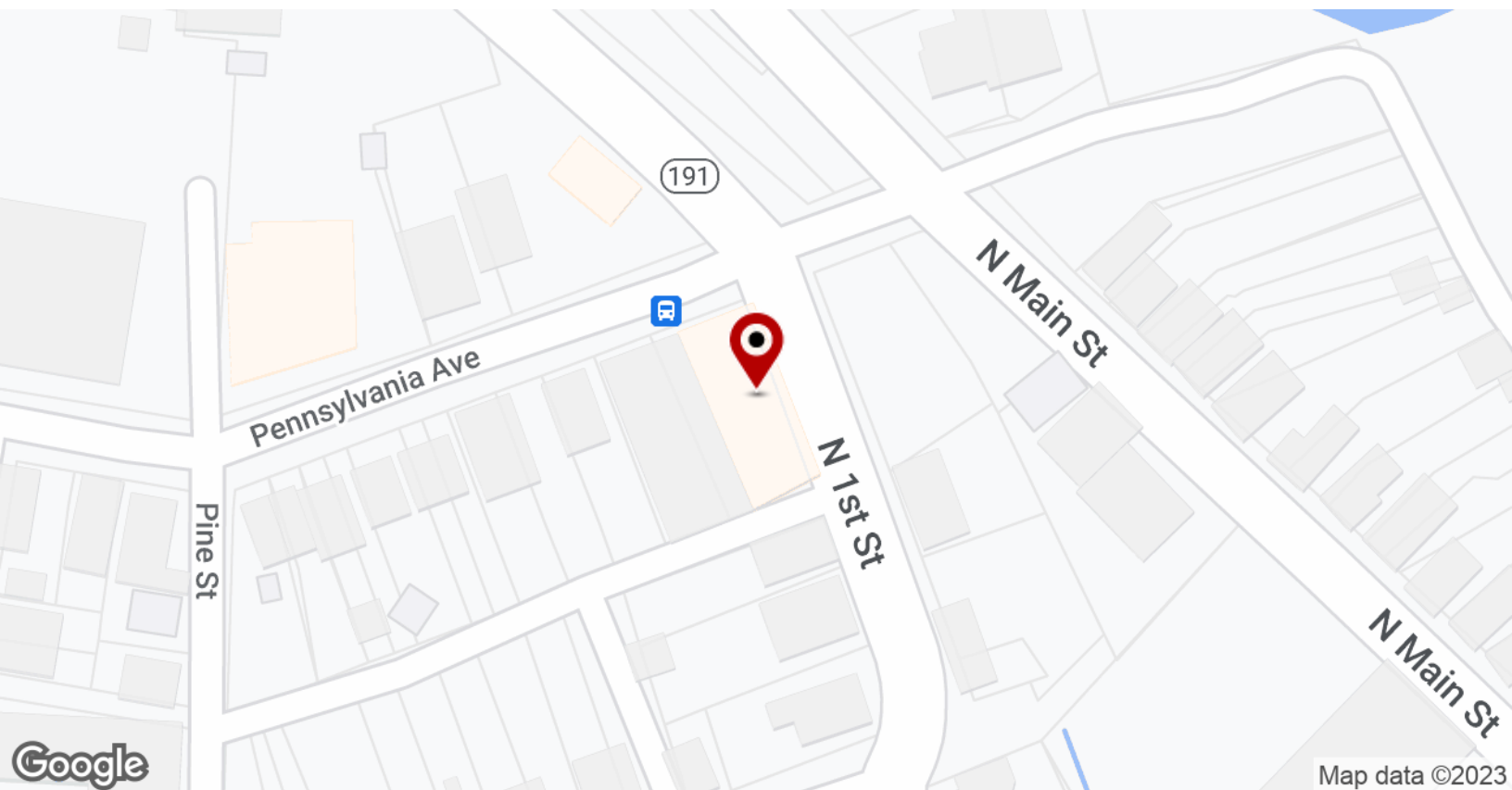
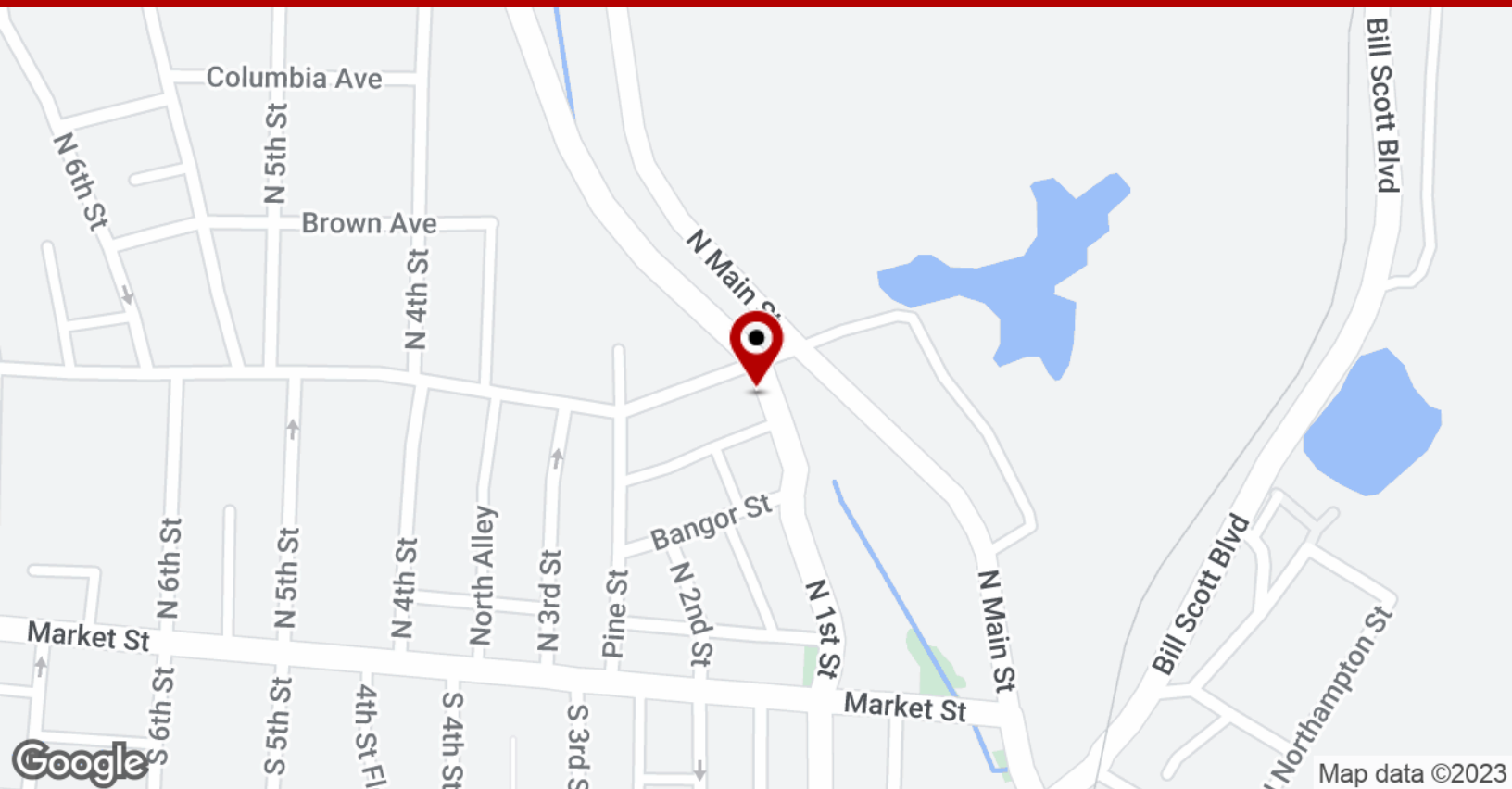
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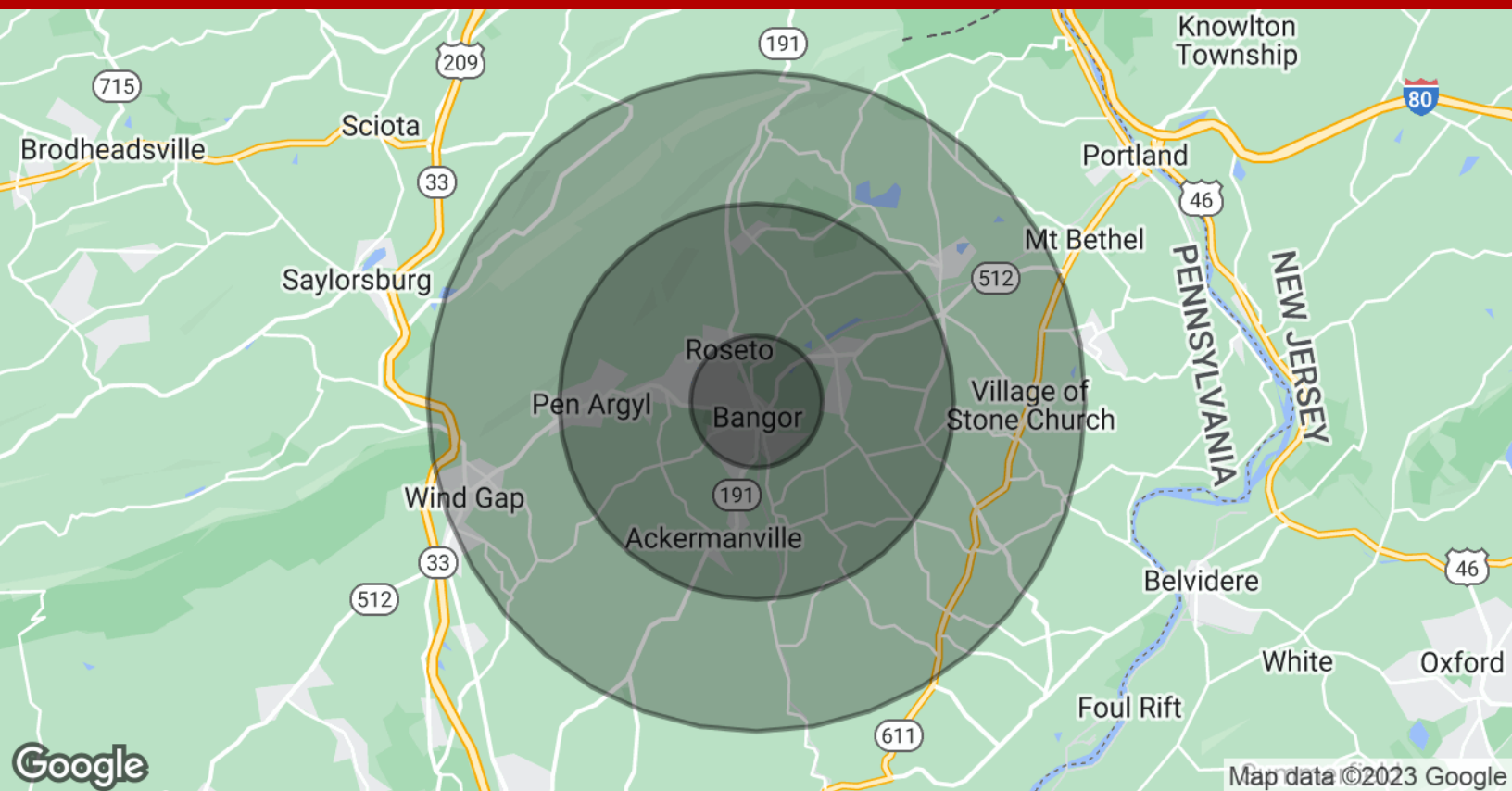
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,265	16,662	29,978
Average Age	40.8	41.4	41.8
Average Age (Male)	39.5	40.5	40.9
Average Age (Female)	43.7	43.7	43.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,891	6,440	11,439
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$57,000	\$62,299	\$65,902
Average House Value	\$169,933	\$176,906	\$218,410

\* Demographic data derived from 2020 ACS - US Census



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