

RETAIL/OFFICE FOR LEASE

PROVIDENT BANK EXCESS SPACE

4787 Freemansburg Avenue, Bethlehem, PA 18020



AVAILABLE SF:

LEASE RATE:

N/A

BUILDING SIZE:

2,140 SF

PROPERTY OVERVIEW

This outstanding 2,140 SF retail/office space is adjacent to Provident Bank and located at the signalized entrance to the Madison Farms shopping center.

The site features dedicated parking, great visibility, and access from Freemansburg Avenue.

Madison Farms is a ShopRite anchored shopping center featuring Starbucks, PetValu, Heartland Dental, Lehigh Valley Health Network, PLCB State Store, Chipotle, MOD Pizza, Steak and Shake, Subway, and many, many more fabulous Tenants.

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

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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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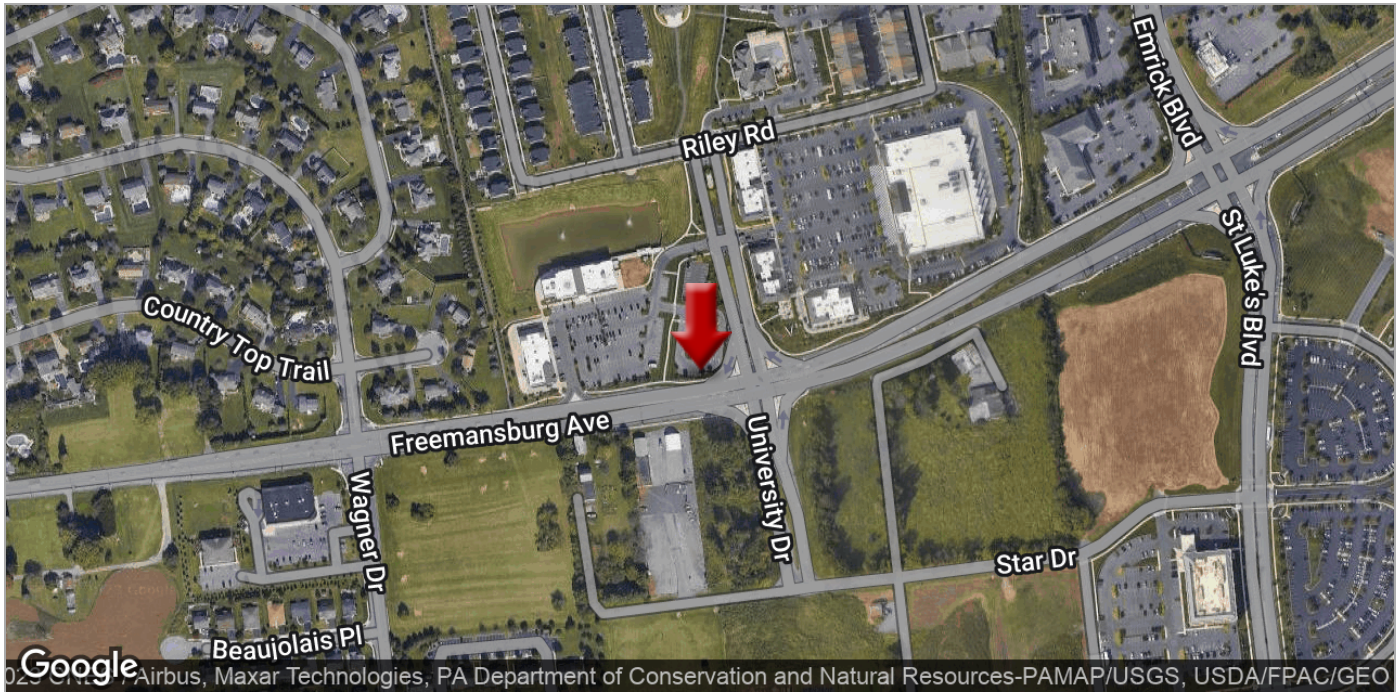
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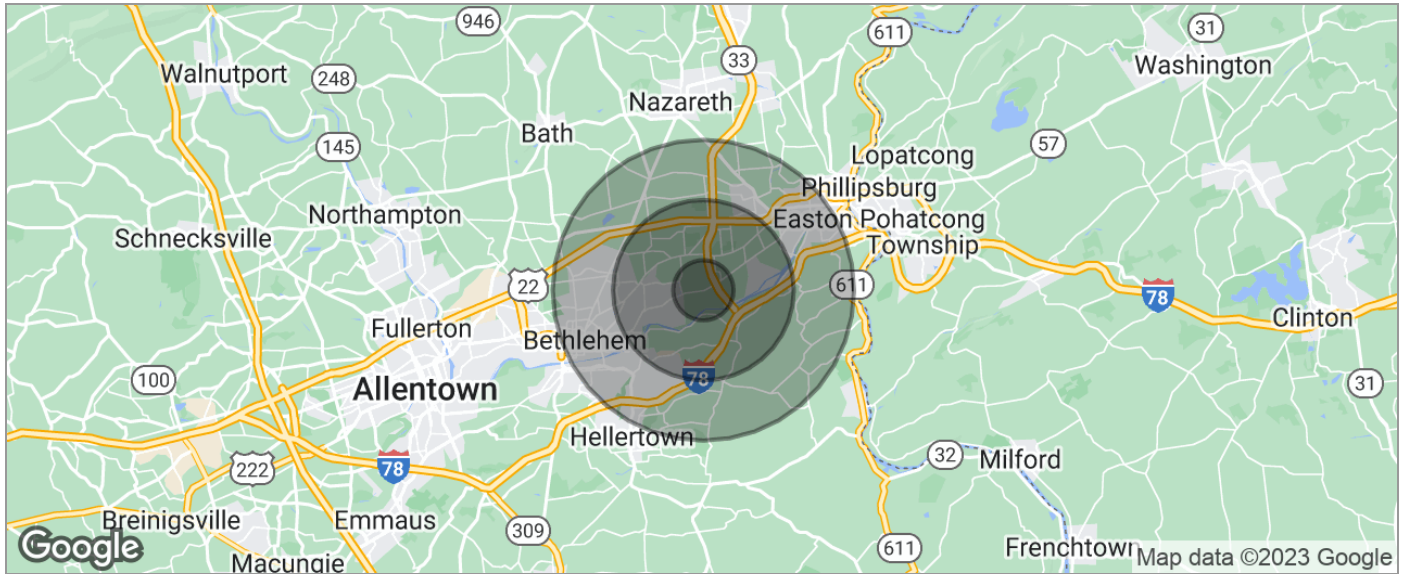
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,378	37,177	108,414
MEDIAN AGE	44.0	43.5	41.5
MEDIAN AGE (MALE)	41.0	41.7	40.2
MEDIAN AGE (FEMALE)	45.0	45.2	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,611	13,837	42,522
# OF PERSONS PER HH	2.7	2.7	2.5
AVERAGE HH INCOME	\$97,580	\$86,187	\$73,934
AVERAGE HOUSE VALUE	\$313,368	\$280,966	\$259,151

* Demographic data derived from 2020 ACS - US Census

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TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
BUILDING A		
A101	FINE WINE & SPIRITS	7,648
A106	STEAK 'N SHAKE	2,500
BUILDING B		
B1	LEHIGH VALLEY HEALTH NETWORK	26,000
B2	AVAILABLE - FREESTANDING	3,838
BUILDING C		
C101	PROVIDENT BANK	4,500
BUILDING D		
D101	NAIL SALON	1,655
D102	PURE BARRE	1,200
D103	CHOCOLATE WORKS	1,940
D104	MOD PIZZA	2,480
D105	LEASED	1,989
D106	VERIZON WIRELESS	1,750
BUILDING E		
E101	PEARLE VISION	1,803
E102	SUPERCUTS	1,287
E103	SUBWAY	1,413
E104	UBREAKFIX	2,068
E105	CHIPOTLE MEXICAN GRILL	2,476
BUILDING F		
F101	STARBUCKS	1,943
F102	PETVALU	3,195
F103	WILLIAM PENN CLEANERS	667
F104	HEARTLAND DENTAL	3,360
BUILDING G		
G101	SHOPRITE	67,408

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