



# ROUTE 100 CORPORATE CENTER

2970 CORPORATE COURT  
OREFIELD, PA 18069

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Tom Skeans, CCIM

# Executive Summary



## LEASE OVERVIEW

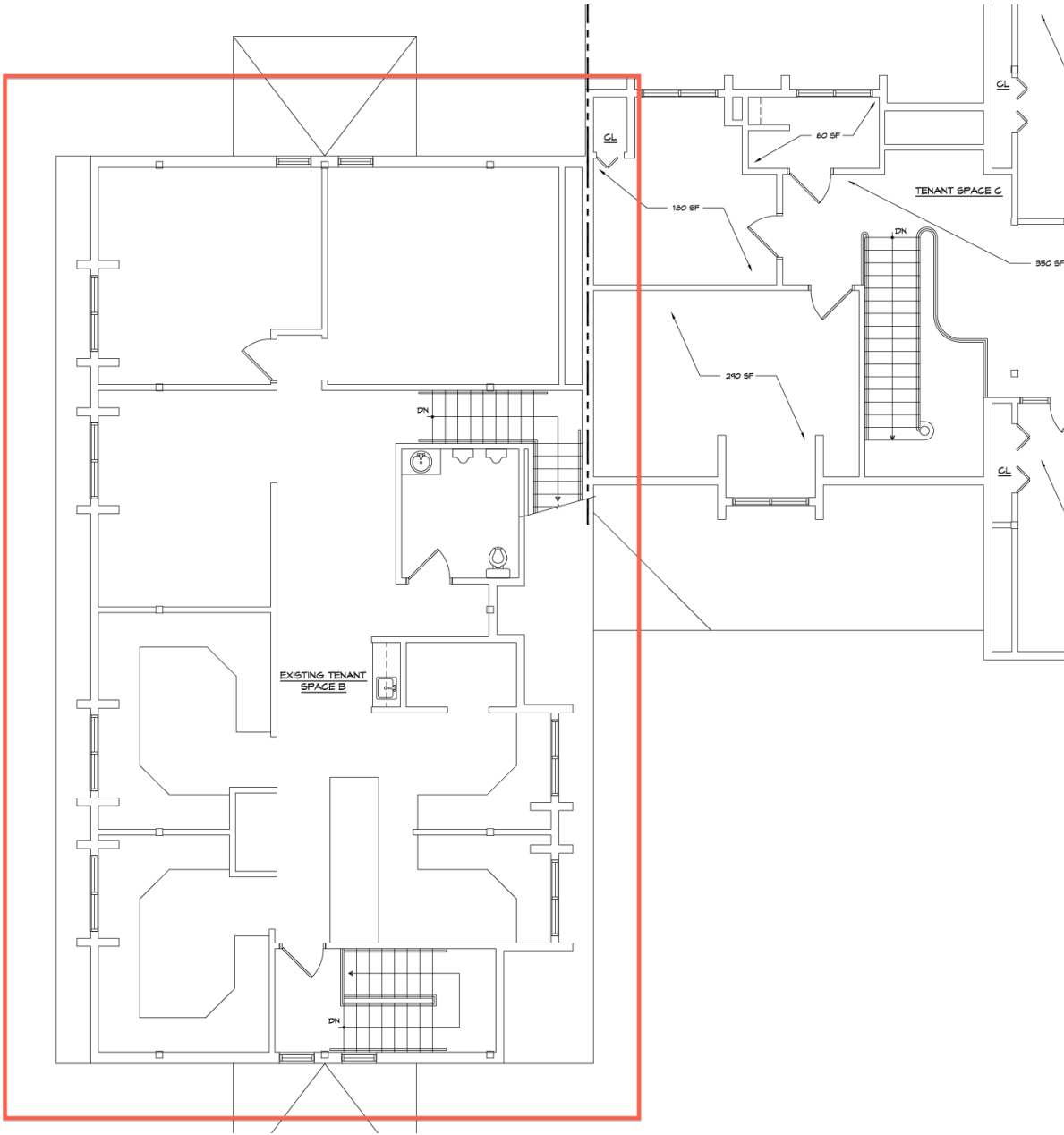
AVAILABLE SF:	2,000 - 2,200 SF
LEASE RATE:	\$12.50-\$15.00 SF/Yr [Full Service]
LOT SIZE:	5 Acres
BUILDING SIZE:	13,500 SF
BUILDING CLASS:	A
CEILING HEIGHT:	9.0 FT
YEAR BUILT:	1996
RENOVATED:	2018
ZONING:	Village Commercial
MARKET:	Lehigh Valley
SUB MARKET:	Fogelsville

## PROPERTY DESCRIPTION

2970 Corporate Court is a three story, 13,500 sf office building that is above average in every way. Superior construction & detailing, all independent access suites and distinctive interiors.

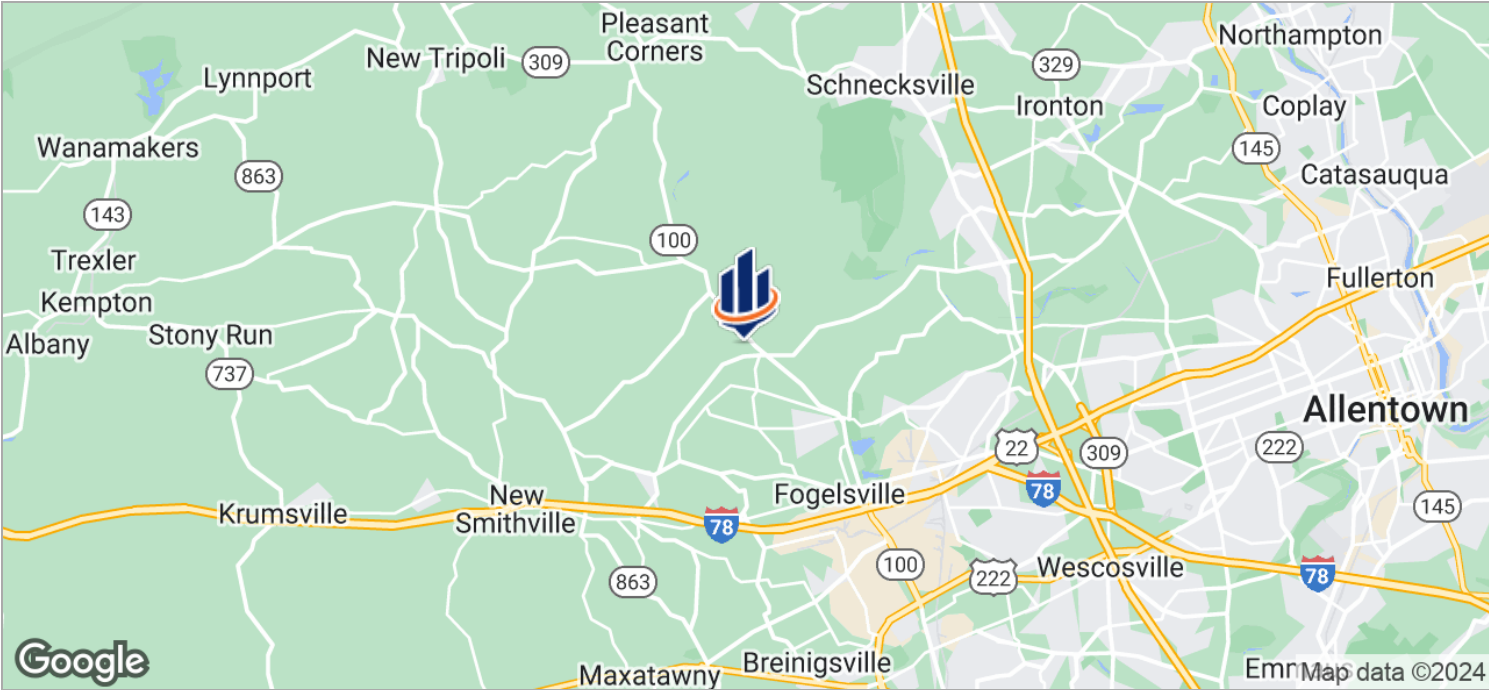
The suites are offered for lease on a Full Serve basis [all taxes, insurance and utilities are included in the quoted lease rate].

# Suite 2 Floor Plan

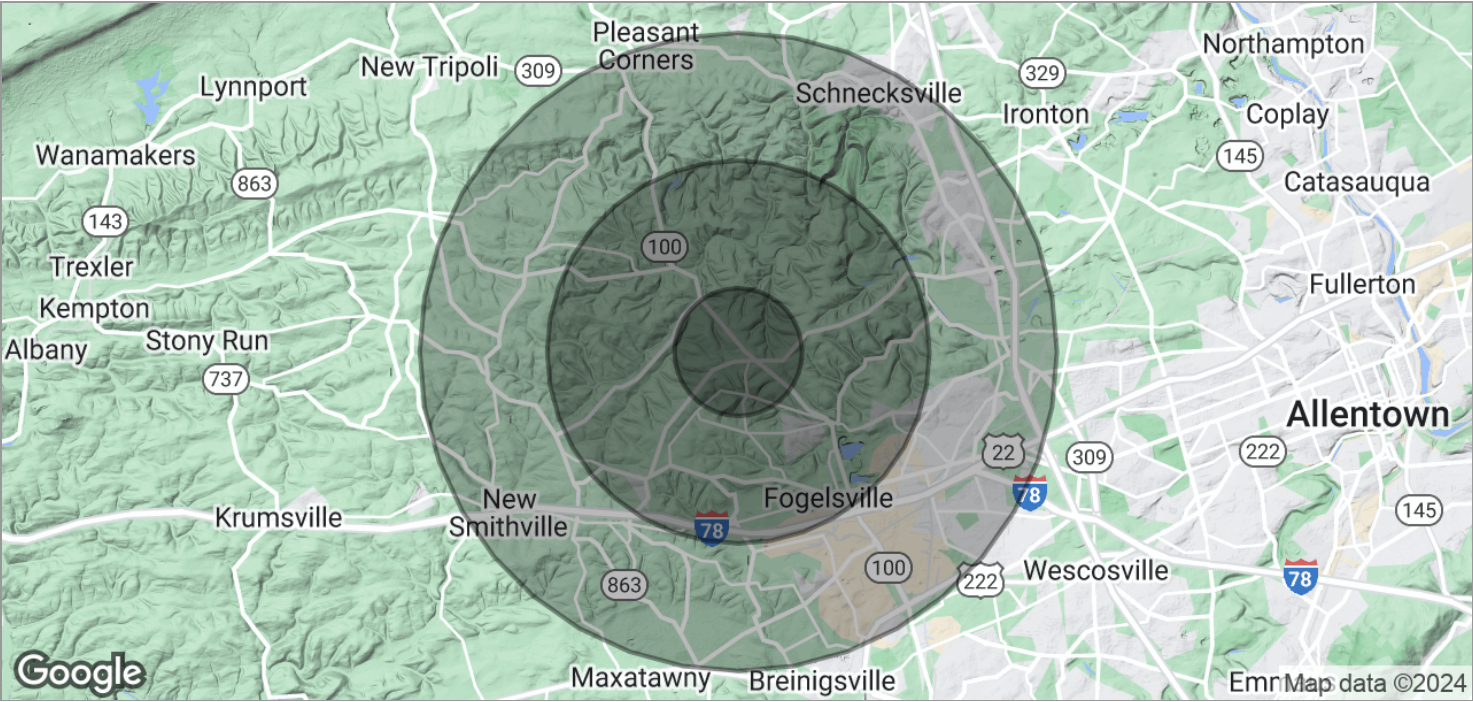




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	511	6,448	25,046
MEDIAN AGE	44.1	42.6	42.6
MEDIAN AGE [MALE]	43.7	42.2	41.9
MEDIAN AGE [FEMALE]	44.5	42.7	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	192	2,399	9,442
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$102,447	\$100,064	\$97,035
AVERAGE HOUSE VALUE	\$361,631	\$332,950	\$310,126