



**For Sale & Lease**



**\$625,000**



**Retail Property**



**Built in 1980**



**5,832 SF**



**0.316 Acres**



**0% Occupancy**

**Bethlehem, Pennsylvania**

# **3530 Freemansburg Ave**

**Presented by**

**Daniel Perich Group**

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**KW Commercial**

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Stroudsburg, PA 18360

**FOR MORE INFORMATION  
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## Property Description

Prime opportunity alert! Former bank branch strategically situated on a bustling corner lot, this property boasts exceptional visibility and accessibility. Recently approved for conversion into a convenience store, the building features 2,916 sq ft on the first floor and an additional 2,916 sq ft in the finished lower level. Retaining its built-out bank infrastructure, including a spacious waiting area, secure vault, teller counters, numerous offices, and multiple bathrooms, the property offers versatility for various business ventures. The lower level is equipped with bathrooms and a kitchenette, with its own exit for added convenience.

With over 14,000 cars passing by daily, this location ensures high traffic and visibility. Zoned for neighborhood commercial use, the property offers potential for diverse business operations. Additional highlights include drive-thru potential, 17 parking spaces, and a lighted sign box. Available for lease and sale, seize this opportunity to establish or expand your business in a thriving community.

## Offering Summary

Sale Price:	\$625,000
Lease Rate:	\$5,000.00 per month (NNN)
Number of Units:	1
Available SF:	5,832 SF
Lot Size:	0.316 Acres
Building Size:	5,832 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,217	59,881	190,617
Total Population	7,669	146,361	470,257
Average HH Income	\$98,767	\$88,030	\$80,181



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Lease Rate	<b>\$5,000.00 Per Month NNN</b>
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## Location Information

Street Address	3530 Freemansburg Ave
City, State, Zip	Bethlehem, PA 18020
County	Northampton
Cross-Streets	6th St
Township	Bethlehem Township
Side of the Street	South
Signal Intersection	No
Road Type	Paved

## Building Information

Building Size	5,832 SF
Occupancy %	0.0%
Number of Floors	2
Year Built	1980
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

## Property Information

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	NC
Lot Size	0.316 Acres
APN #	N7NE4 53 13A
Lot Frontage	109 ft
Lot Depth	113 ft
Corner Property	Yes
Traffic Count	14435
Power	Yes

## Parking & Transportation

Street Parking	No
Number of Parking Spaces	17

## Utilities & Amenities

Gas / Propane	Yes
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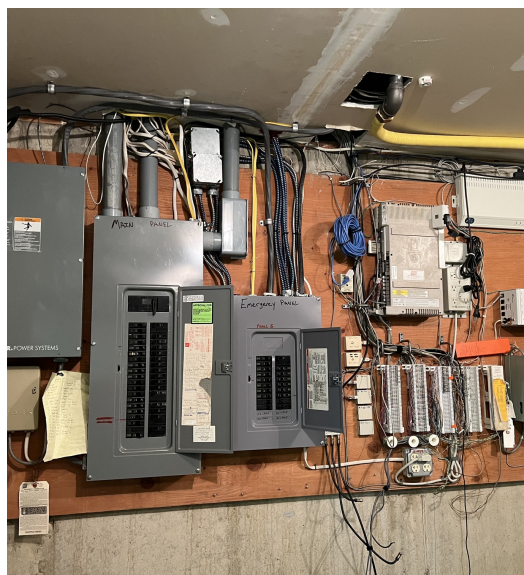




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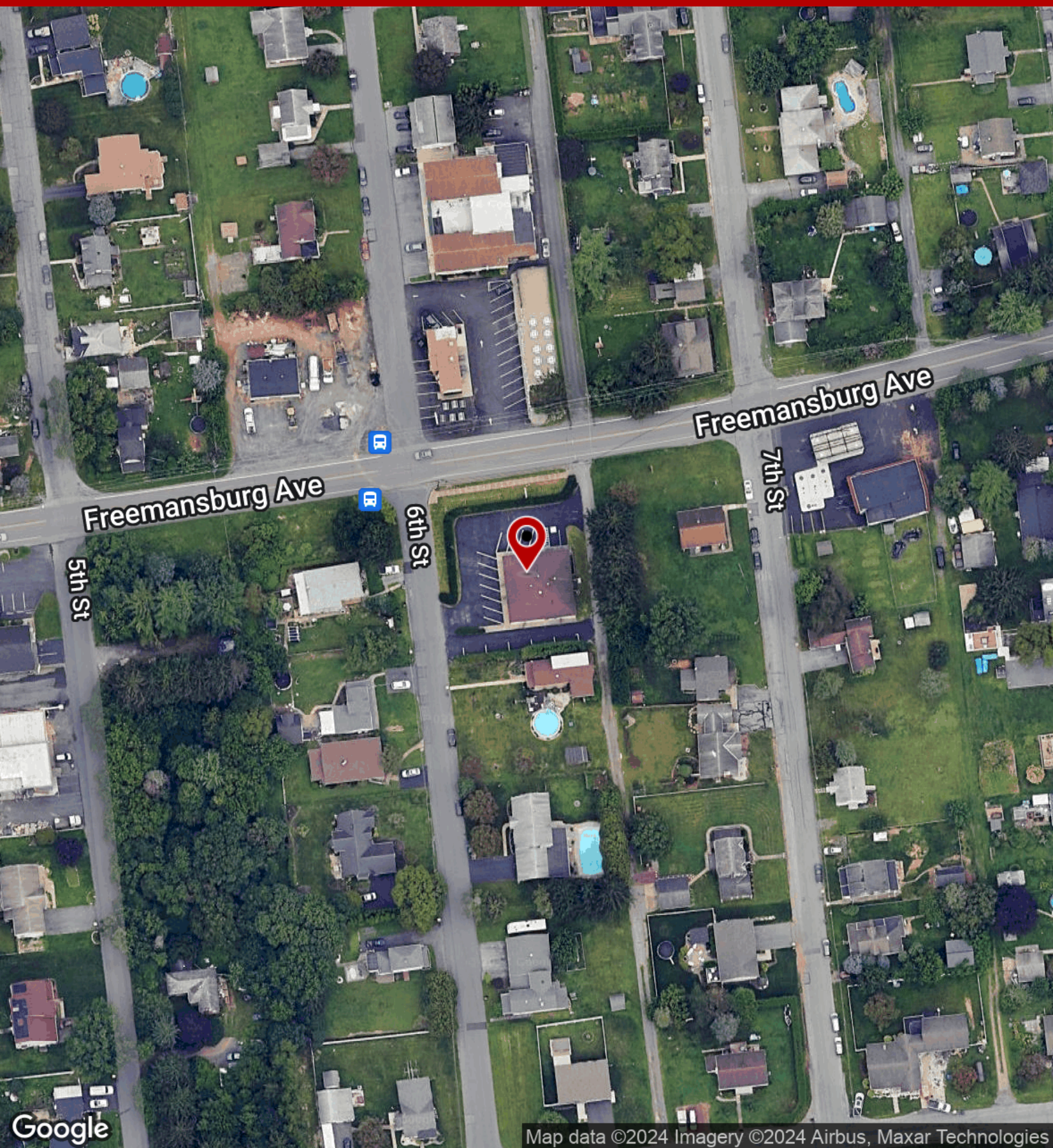


## Additional Photos



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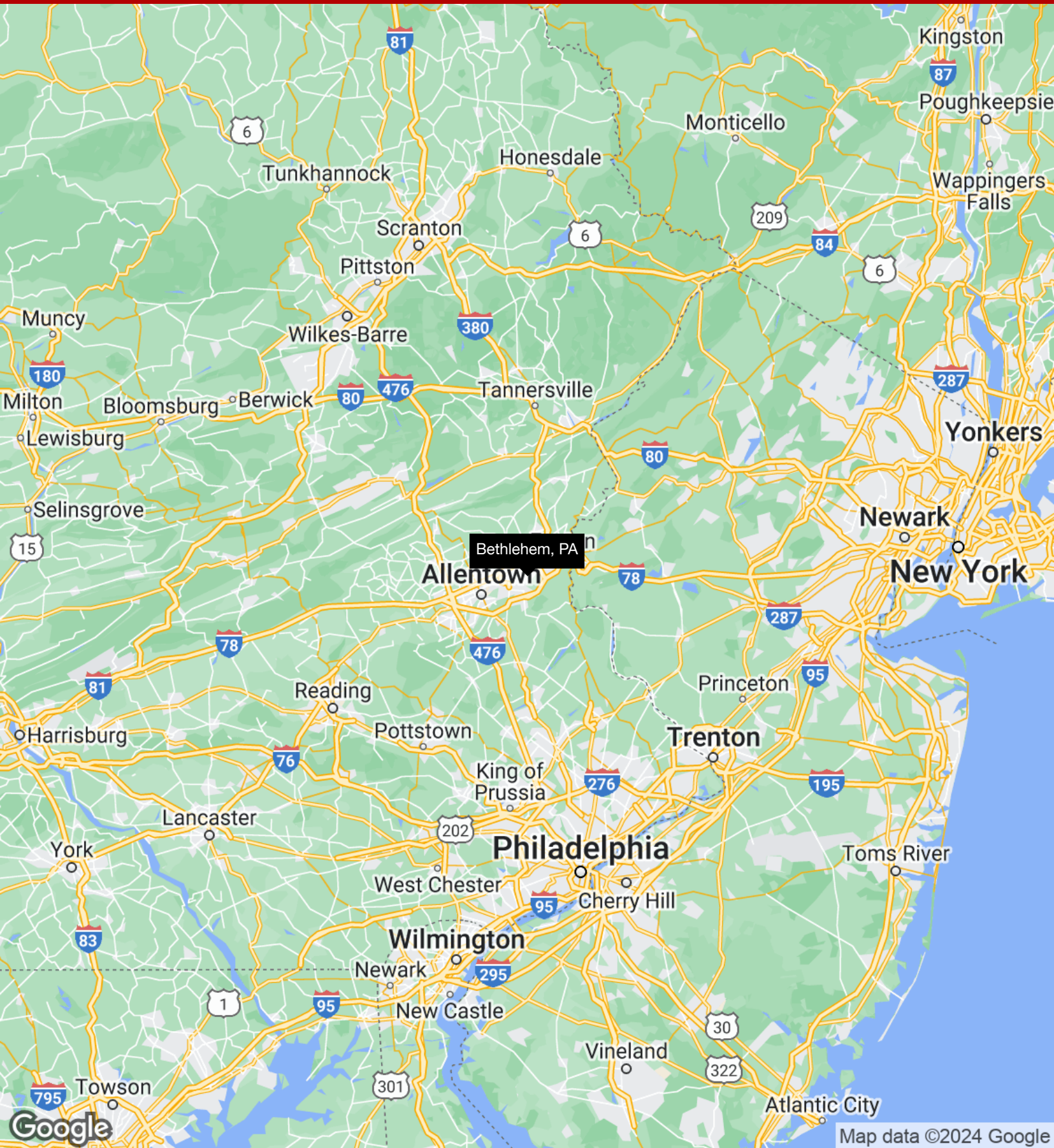
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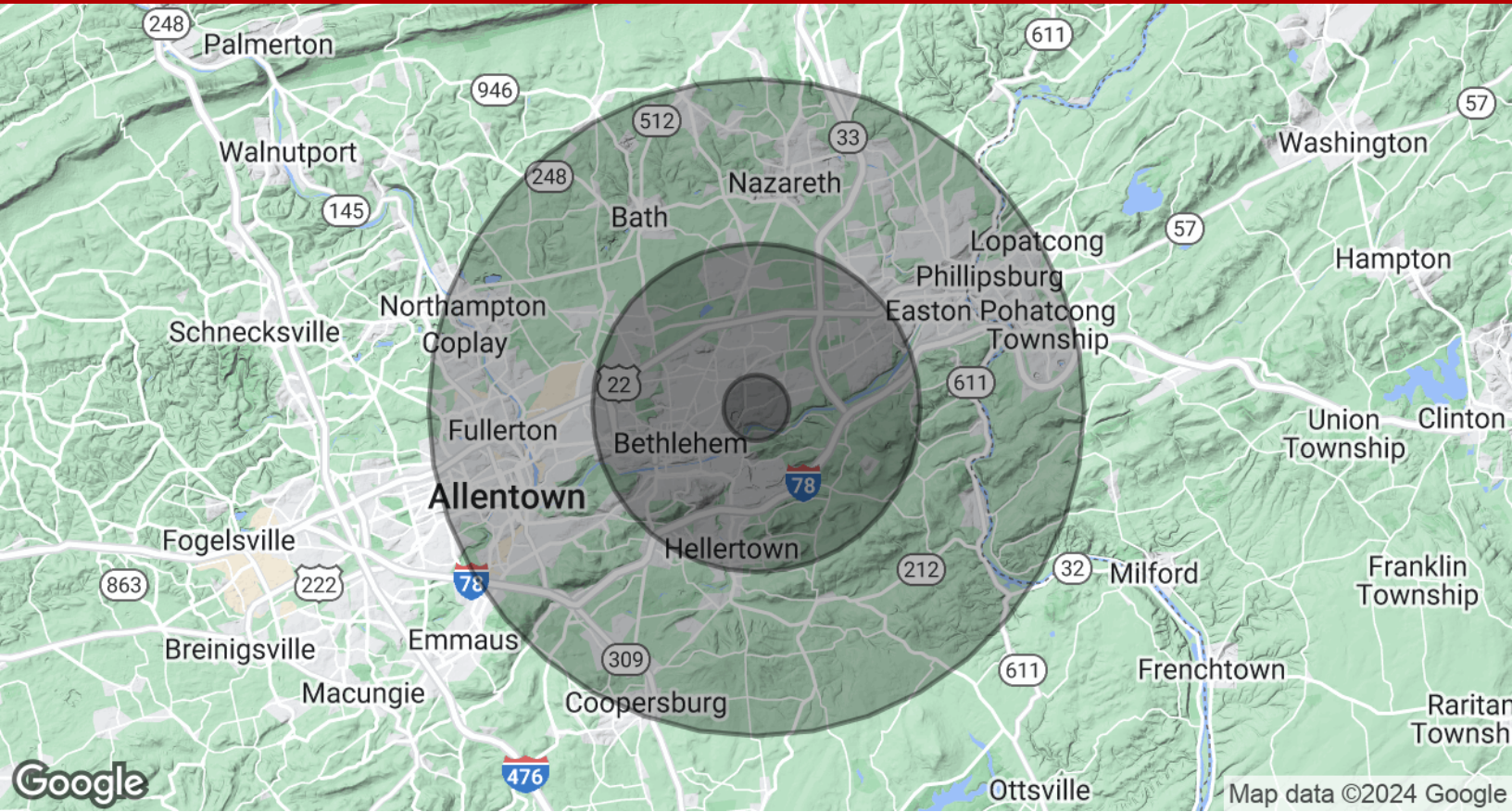
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Population	1 Mile	5 Miles	10 Miles
Total Population	7,669	146,361	470,257
Average Age	45.7	41.1	40.0
Average Age (Male)	43.9	39.6	38.5
Average Age (Female)	47.1	43.2	41.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,217	59,881	190,617
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$98,767	\$88,030	\$80,181
Average House Value	\$238,997	\$219,935	\$201,489

2020 American Community Survey (ACS)



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