

OFFICE FOR SALE

CHERRY COURT MEDICAL OFFICE BUILDING FOR SALE

4350 Independence Drive, Schnecksville, PA 18078



SALE PRICE:	\$1,950,000
LOT SIZE:	2.42 Acres
BUILDING SIZE:	12,418 SF
BUILDING CLASS:	A
YEAR BUILT:	2006
MARKET:	North Whitehall Township
CROSS STREETS:	Levans Road

PROPERTY OVERVIEW

Class A 12,418 SF Medical Office Building available For Sale!!! Suite One is built out as a 4,808 SF orthodontist office that features an operating room, two private offices, two treatment coordinating rooms, X-Ray room, lab station, four ADA restrooms and staff lounge area.

Suite two is a 4,009 SF space which is currently being occupied by long term tenant, Advance Dental Concepts.

Suite three is a vacant 3,600 SF space that can be demised to create two 1,800 SF suites. Space is currently in raw, cold-shell condition.

This is a great investment for an end user interested in occupying a portion of the building and collecting rental income on the remainder. Located just seconds from Route 309 and half a mile from Lehigh County Community College. Building is located in an office park on Independence Drive in North Whitehall Township. Neighboring tenants include Independence Family Fun Center, 3 Seed Marketing Design & Interactive and many more.

PROPERTY FEATURES

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

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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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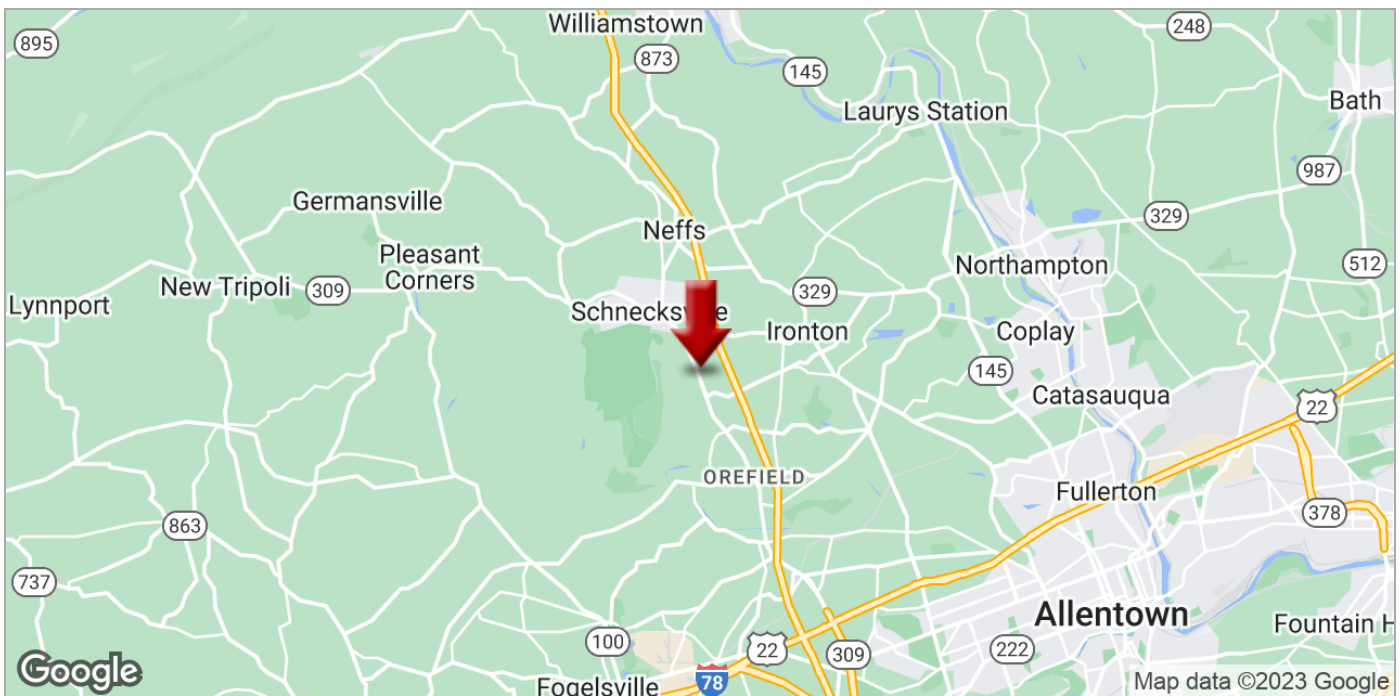
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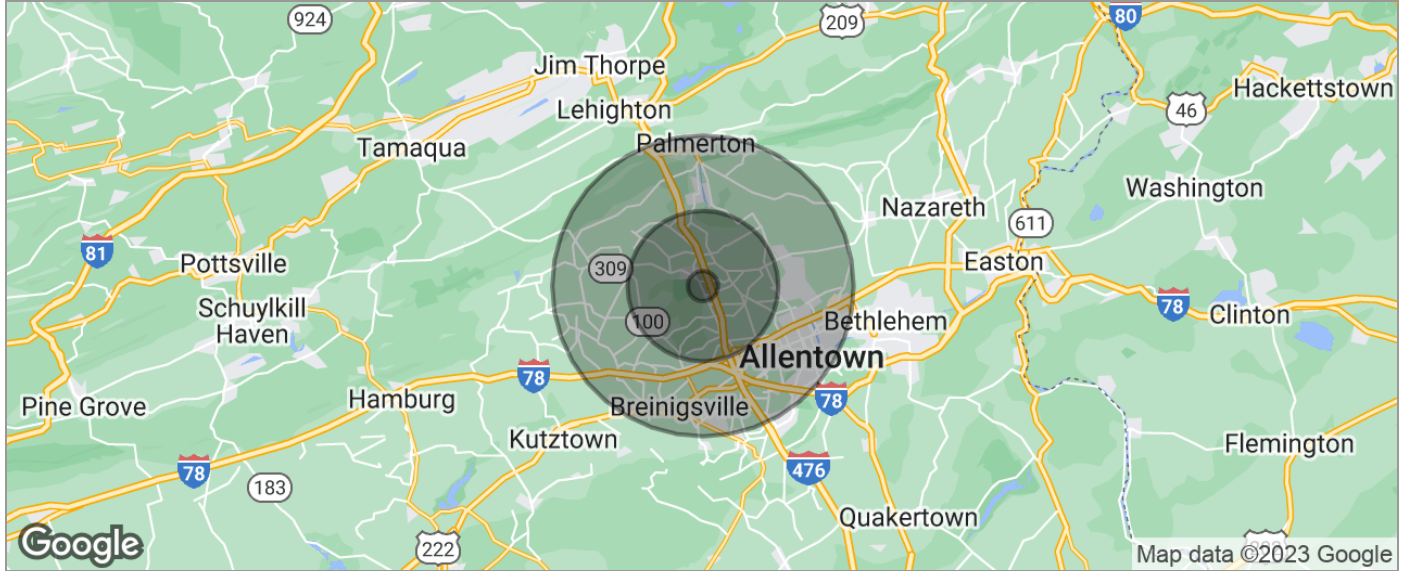
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,869	35,268	298,695
MEDIAN AGE	44.5	43.6	39.6
MEDIAN AGE (MALE)	41.7	43.2	38.3
MEDIAN AGE (FEMALE)	45.5	43.5	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	736	13,235	115,754
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$87,740	\$94,477	\$71,144
AVERAGE HOUSE VALUE	\$275,654	\$304,532	\$253,060

* Demographic data derived from 2020 ACS - US Census

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