

OFFICE FOR LEASE

CHERRY COURT MEDICAL OFFICE SPACE FOR LEASE

4350 Independence Drive, Schnecksville, PA 18078



AVAILABLE SF:

LEASE RATE: N/A

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

3,600 SF suite available for immediate occupancy.

Owner will consider demising to 1,800 SF for qualified Tenant.

Suite features private entrance, three phase electric and ample parking.

Located just seconds from Route 309 and half a mile from Lehigh County Community College.

Building is located in an office park setting 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

O: 610.435.1800

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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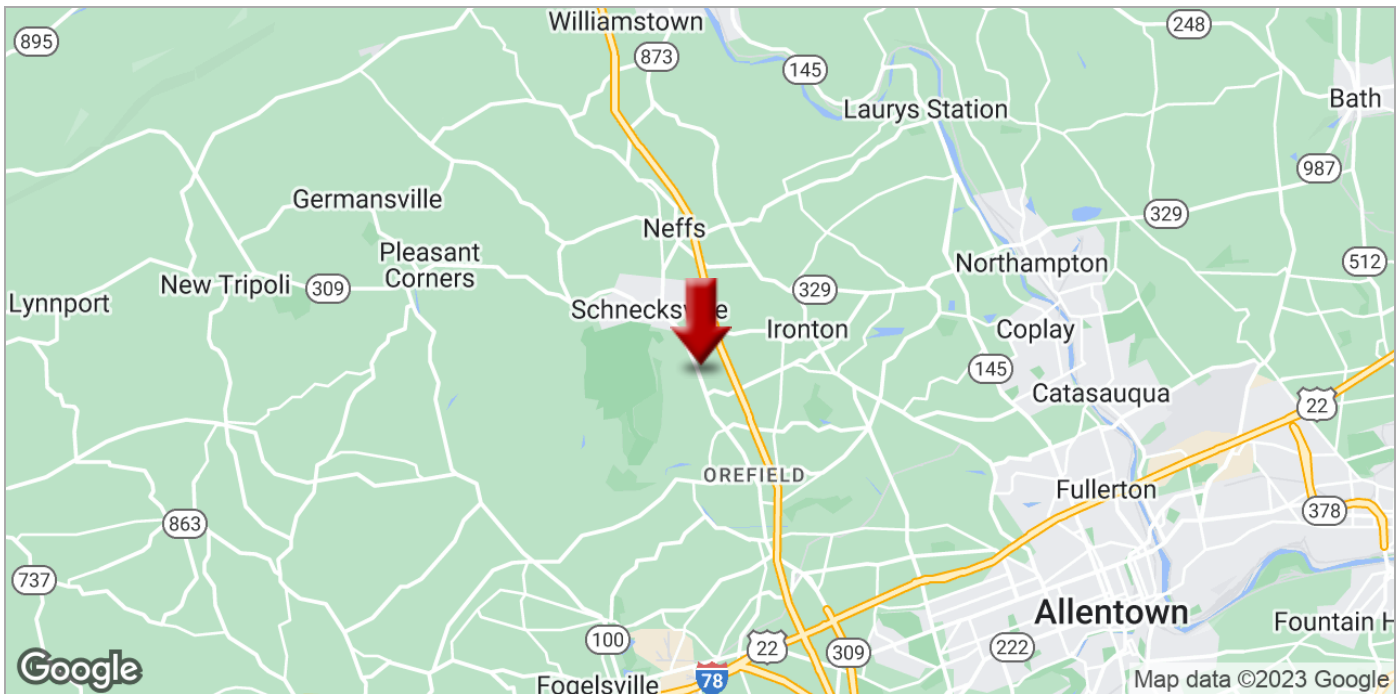
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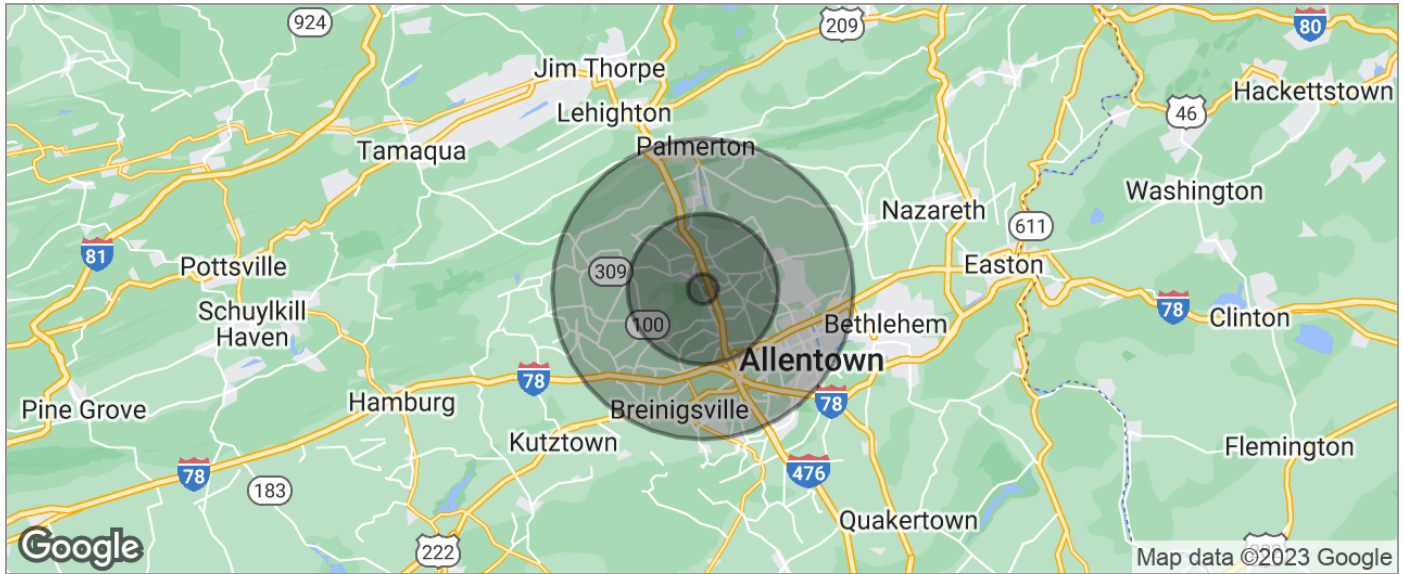
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,869	35,268	298,695
MEDIAN AGE	44.5	43.6	39.6
MEDIAN AGE (MALE)	41.7	43.2	38.3
MEDIAN AGE (FEMALE)	45.5	43.5	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	736	13,235	115,754
# 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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