

# 7-Unit Mixed-Use Investment

LEHIGHTON, PA



OFFERING MEMORANDUM

**KW COMMERCIAL**  
800 Main Street  
Stroudsburg, PA 18360

*PRESENTED BY:*

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LEHIGHTON, PA

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1001 MAHONING STREET

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS

# Executive Summary



## OFFERING SUMMARY

**SALE PRICE:** \$899,000

**NUMBER OF UNITS:** 15

**CAP RATE:** 9.77%

**NOI:** \$87,815

**LOT SIZE:** 0.55 Acres

**BUILDING SIZE:** 9,269

**RENOVATED:** 2010

**ZONING:** I

**PRICE / SF:** \$96.99

## PROPERTY OVERVIEW

KW Commercial is offering this mixed-use investment for sale in Lehigh. 1001 Mahoning Street is a 2-story building located at the corner of Route 902 (Mahoning Street) and South 10th Street. The 9,269 square foot building consists of 3 medical tenants, 1 professional office and 3 apartments. Property is adjacent to Lehigh High School and 0.2 mile from St. Luke's Hospital Gnaden Huetten Campus. Commercial units are ADA accessible and property offers on-site parking.

## LOCATION OVERVIEW

Lehigh is a borough in Carbon County, Pennsylvania, United States, 77 miles north of Philadelphia, and 54 miles south of Scranton. The population was 5,500 at the 2010 census. Lehigh is the most populous borough in Carbon County and the business hub of the county. Lehigh is served by I-476, US 209, PA 248, PA 443, and PA 902. Fullington Trailways provides daily bus service to destinations in New York and Pennsylvania.

# Property Details

## SALE PRICE

\$899,000

## LOCATION INFORMATION

Street Address	1001 Mahoning Street
City, State, Zip	Lehigh, PA 18235
County/Township	Carbon/Lehigh Township
Cross Streets	S 10th St
Road Type	Paved
Market Type	Small
Nearest Highway	I-476

## BUILDING INFORMATION

Building Size	9,269 SF
Building Class	B
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	2
Year Built	1900
Last Renovated	2010
Construction Status	Existing
Roof	2010
Free Standing	Yes
Number Of Buildings	1

## PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	I
Lot Size	0.55 Acres
APN#	84A6-28-B2
Corner Property	Yes
Waterfront	Yes

## PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	26

## UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

1001 MAHONING STREET

# LOCATION INFORMATION

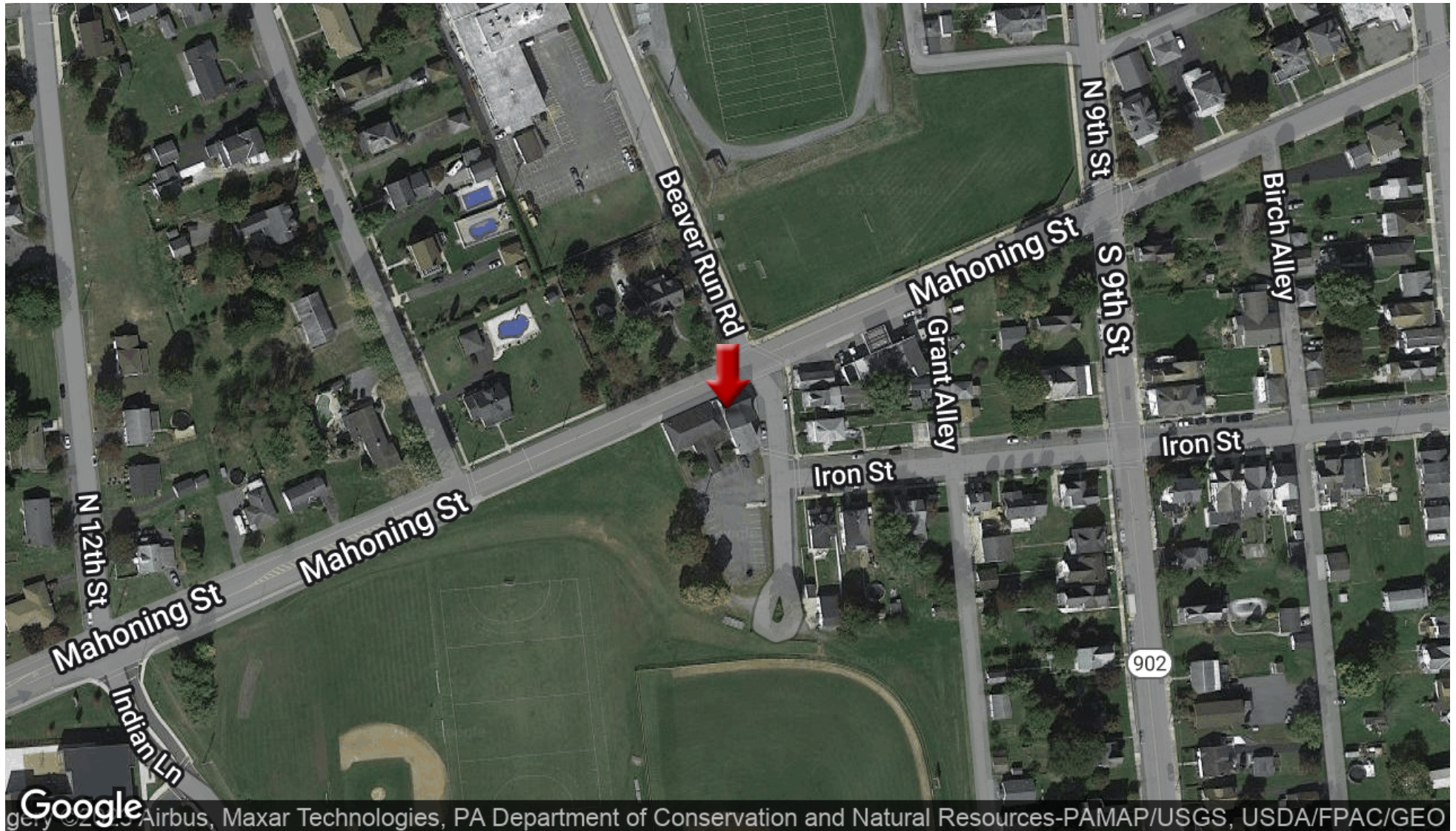
# 2

AERIAL MAP

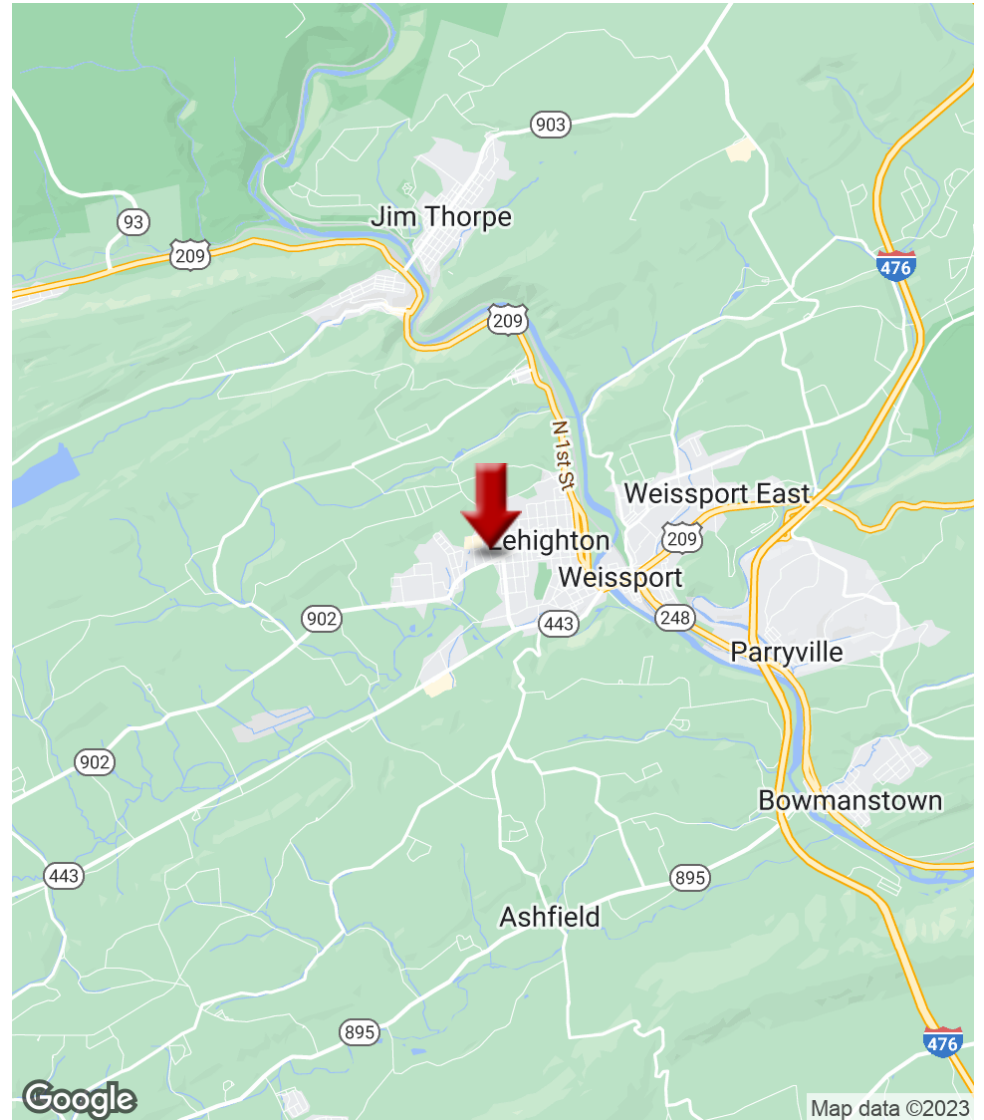
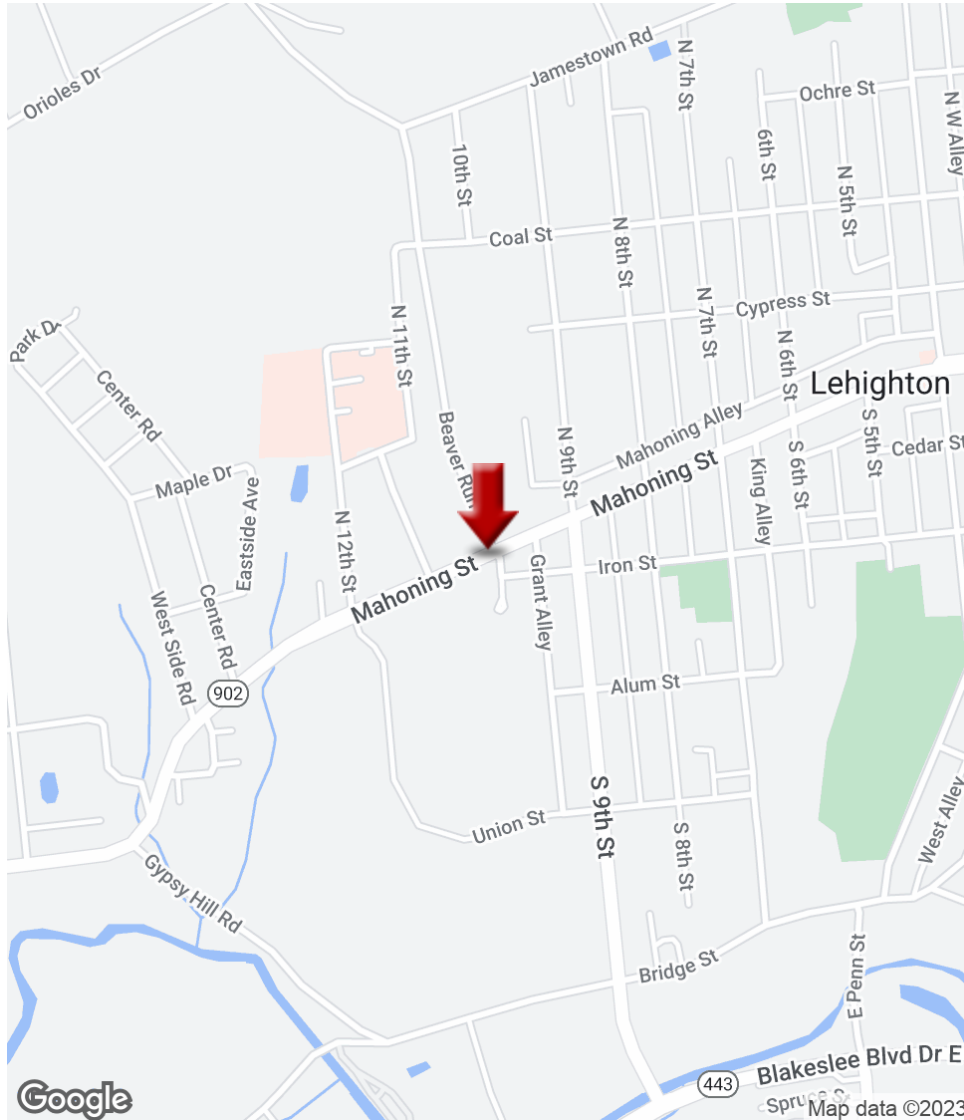
LOCATION MAPS

REGIONAL MAP

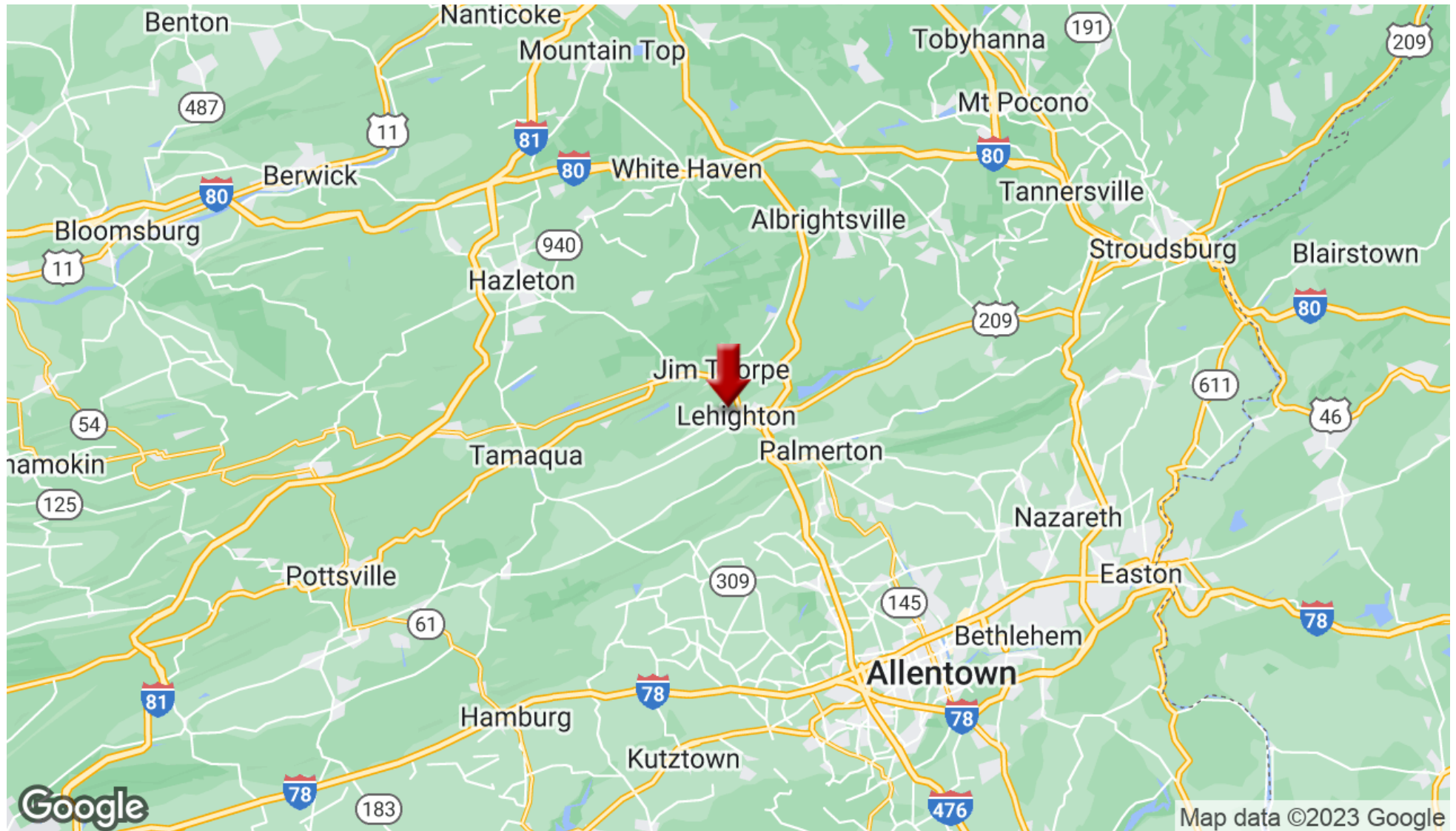
## Aerial Map



## Location Maps



## Regional Map



1001 MAHONING STREET

# FINANCIAL ANALYSIS

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RENT ROLL

INCOME & EXPENSES

# Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
	1001 Mahoning - Apt 1	600	11/1/2017	10/31/2018	\$6,000	6.47	\$10.00
	1001 Mahoning - Apt 2	500	11/1/2017	10/31/2018	\$6,000	5.39	\$12.00
	1001 Mahoning - Apt 3	500	11/1/2017	10/31/2018	\$5,280	5.39	\$10.56
Victims Resource Center	1001 Mahoning - C1	650	12/1/2018	11/30/2022	\$10,200	7.01	\$15.69
Health Network Laboratories	1001 Mahoning - C2	1,200	1/1/2013	12/31/2019	\$23,280	12.95	\$19.40
Feldman	1001 Mahoning - C3	500	2/1/2017	1/31/2020	\$5,700	5.39	\$11.40
Lehigh Valley Health Network	1001 Mahoning - C4	3,960	5/1/2018	4/30/2021	\$51,500	42.72	\$13.01
Totals/Averages		7,910			\$107,960		\$13.65

# Income & Expenses

INCOME SUMMARY		PER SF
Rental Income	\$107,959	\$11.65
Gross Income	\$107,959	\$11.65
Vacancy Cost	-	-
EXPENSE SUMMARY		PER SF
Management Fee	\$2,000	\$0.22
Professional Fee	\$1,508	\$0.16
Maintenance	\$2,500	\$0.27
Real Estate Taxes	\$3,583	\$0.39
Insurance	\$2,800	\$0.30
Snow/Ice removal	\$613	\$0.07
Garbage	\$2,542	\$0.27
Electric	\$2,472	\$0.27
HVAC	\$950	\$0.10
Water & Sewer	\$1,176	\$0.13
Vacancy Factor	-	-
Gross Expenses	\$20,144	\$2.17
Net Operating Income	\$87,815	\$9.47

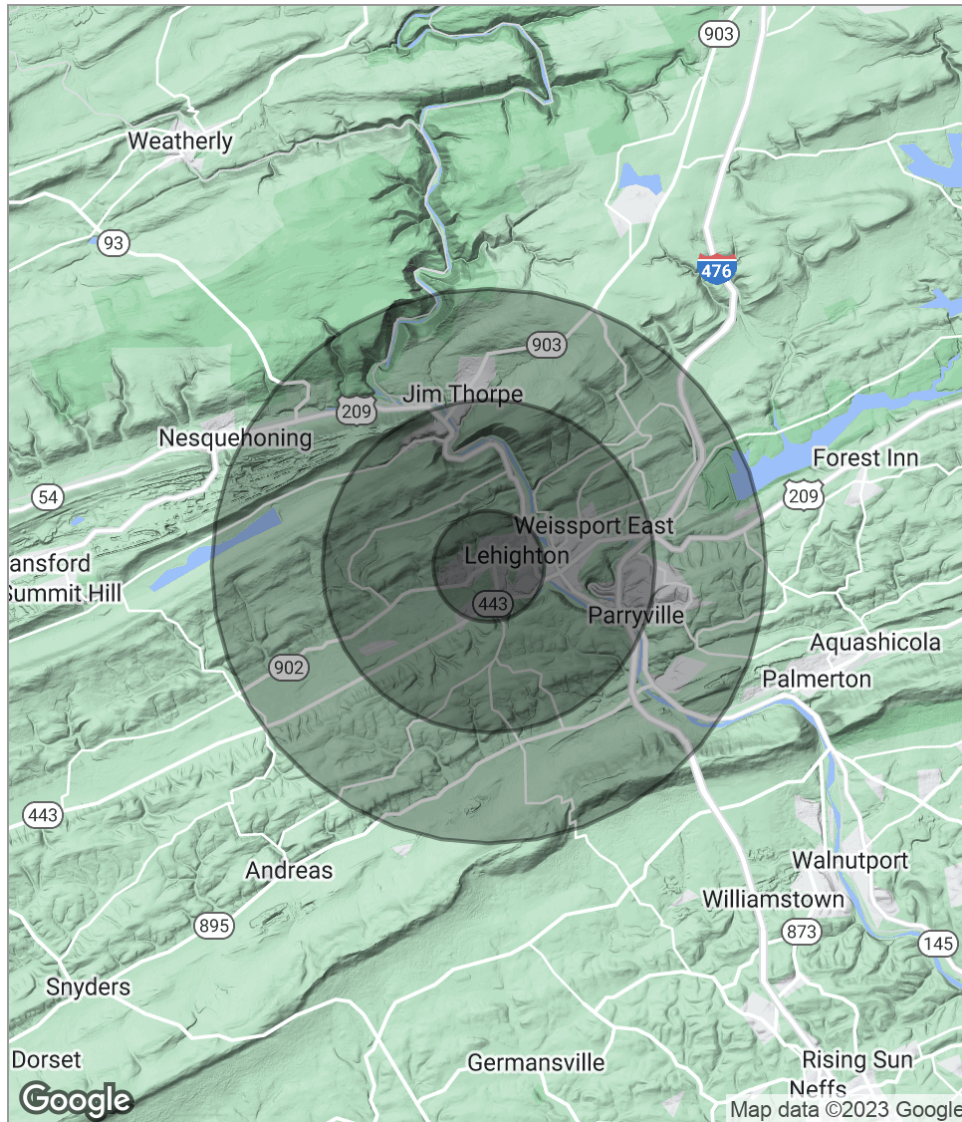
1001 MAHONING STREET

# DEMOGRAPHICS

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DEMOGRAPHICS MAP

# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,760	12,790	24,315
Median Age	43.6	44.5	44.5
Median Age (Male)	40.1	42.1	42.2
Median Age (Female)	45.6	45.7	45.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,914	5,323	9,906
# Of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$50,214	\$54,999	\$58,390
Average House Value	\$128,233	\$142,976	\$151,753

## ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	3.7%	2.8%	2.3%

## RACE (%)

	1 MILE	3 MILES	5 MILES
White	99.4%	98.7%	98.2%
Black	0.0%	0.2%	0.2%
Asian	0.0%	0.3%	0.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.2%	0.2%
Other	0.0%	0.1%	0.3%

\* Demographic data derived from 2020 ACS - US Census