

RETAIL FOR LEASE

JOIN BRAND NEW PLANET FITNESS

1740-1742 Stefko Boulevard, Bethlehem, PA 18017



OFFERING SUMMARY

AVAILABLE SF:	1,692 - 13,068 SF
LEASE RATE:	N/A
LOT SIZE:	2.54 Acres
BUILDING SIZE:	33,500 SF
RENOVATED:	2018
ZONING:	CG

PROPERTY OVERVIEW

18,500 SF Planet Fitness is currently in place with small store space available between 1,692 SF and 13,068 SF. Strip retail will face the main parking lot and will have very convenient access for your retail customers. Property is located along heavily traveled Stefko Boulevard at signalized intersection. Coming Soon...Bank of America ATM Building is currently undergoing a complete upgrade. The site is surrounded by deep residential populations and many national, regional and local retail Tenants.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,353	36,017	65,117
Total Population	15,607	92,069	167,703
Average HH Income	\$54,579	\$63,757	\$69,604

ALLENTOWN, PA



JAMES BALLIET

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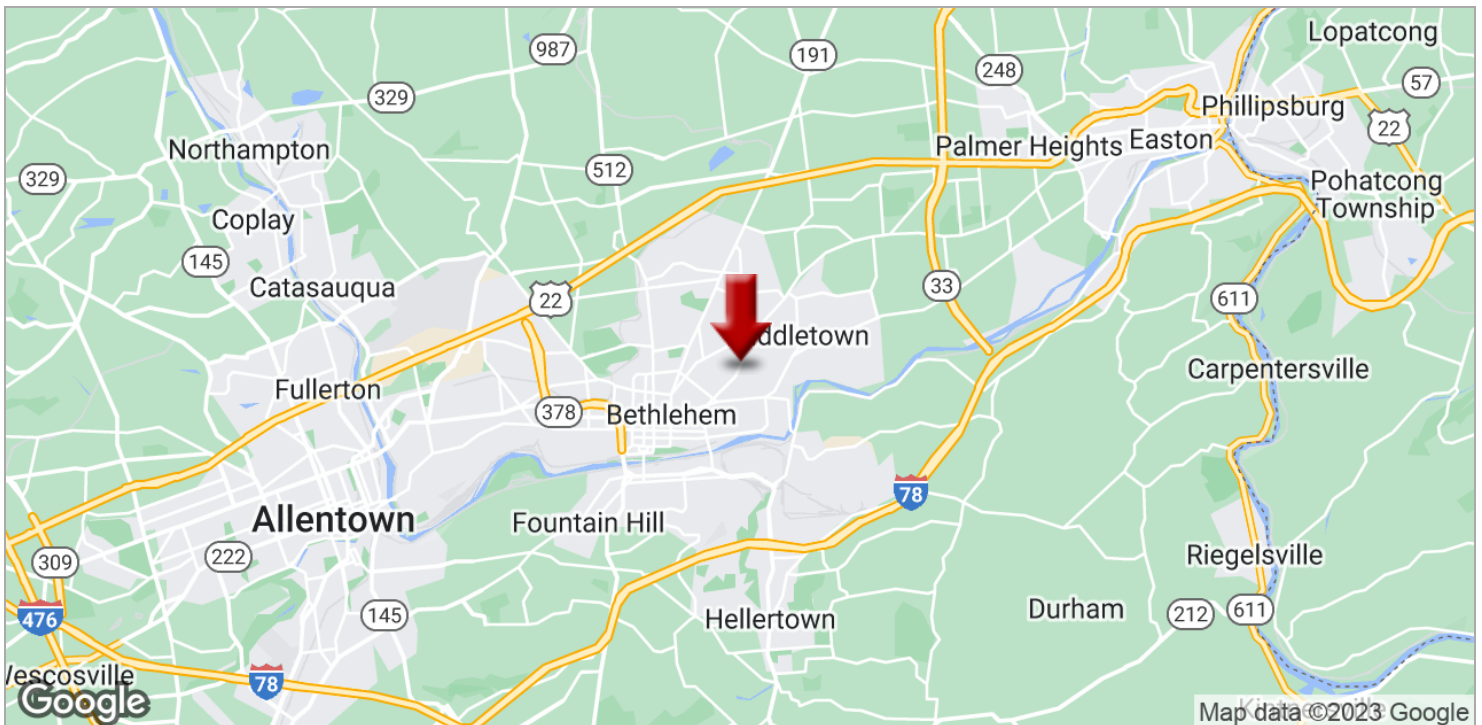
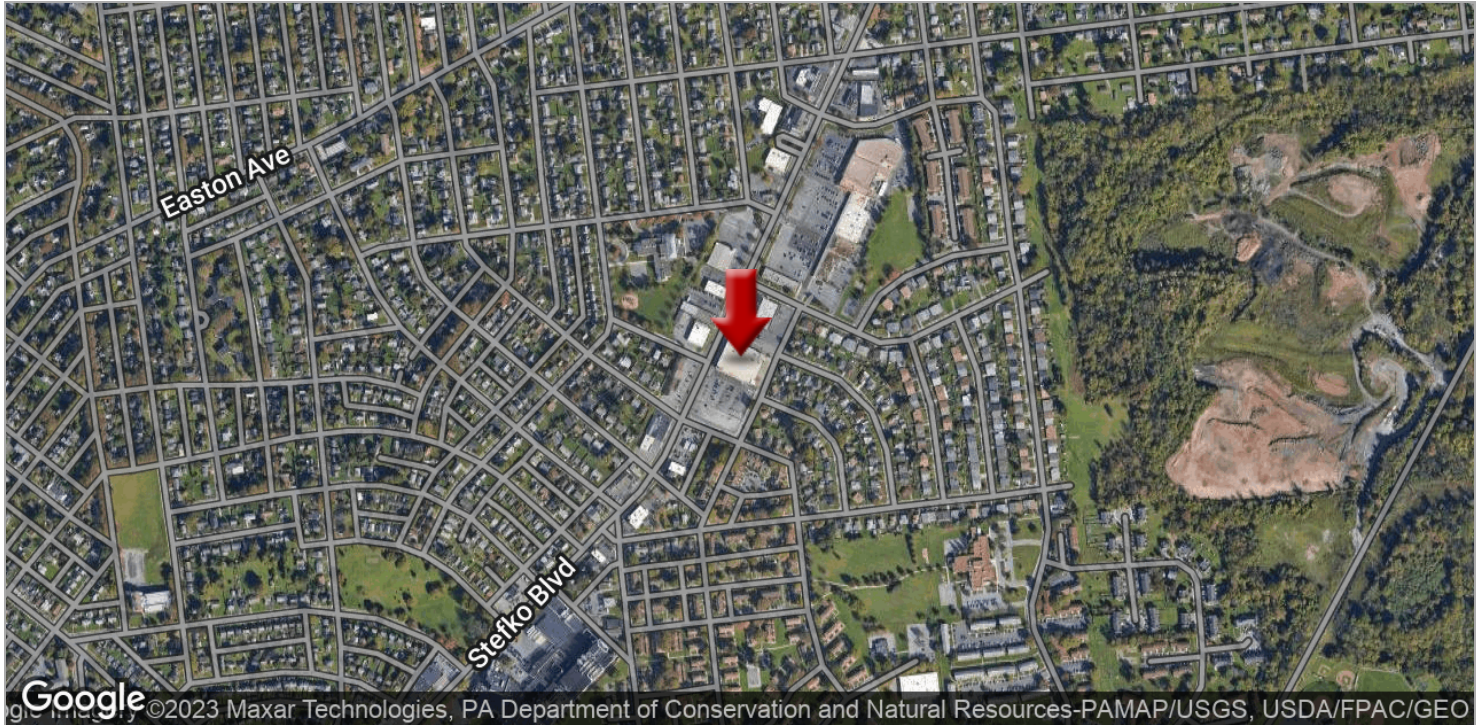
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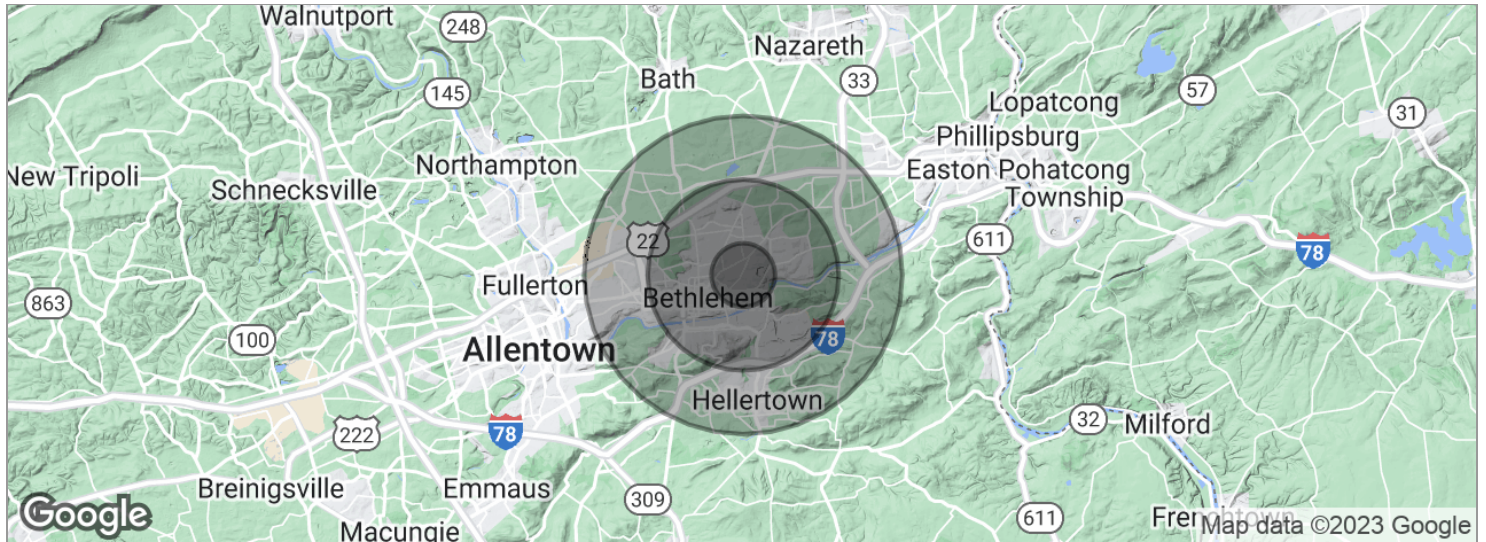
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,607	92,069	167,703
Median age	37.7	37.7	39.3
Median age (male)	37.0	36.5	38.1
Median age (Female)	38.3	38.8	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,353	36,017	65,117
# of persons per HH	2.5	2.6	2.6
Average HH income	\$54,579	\$63,757	\$69,604
Average house value	\$204,609	\$232,363	\$257,133

** Demographic data derived from 2020 ACS - US Census*

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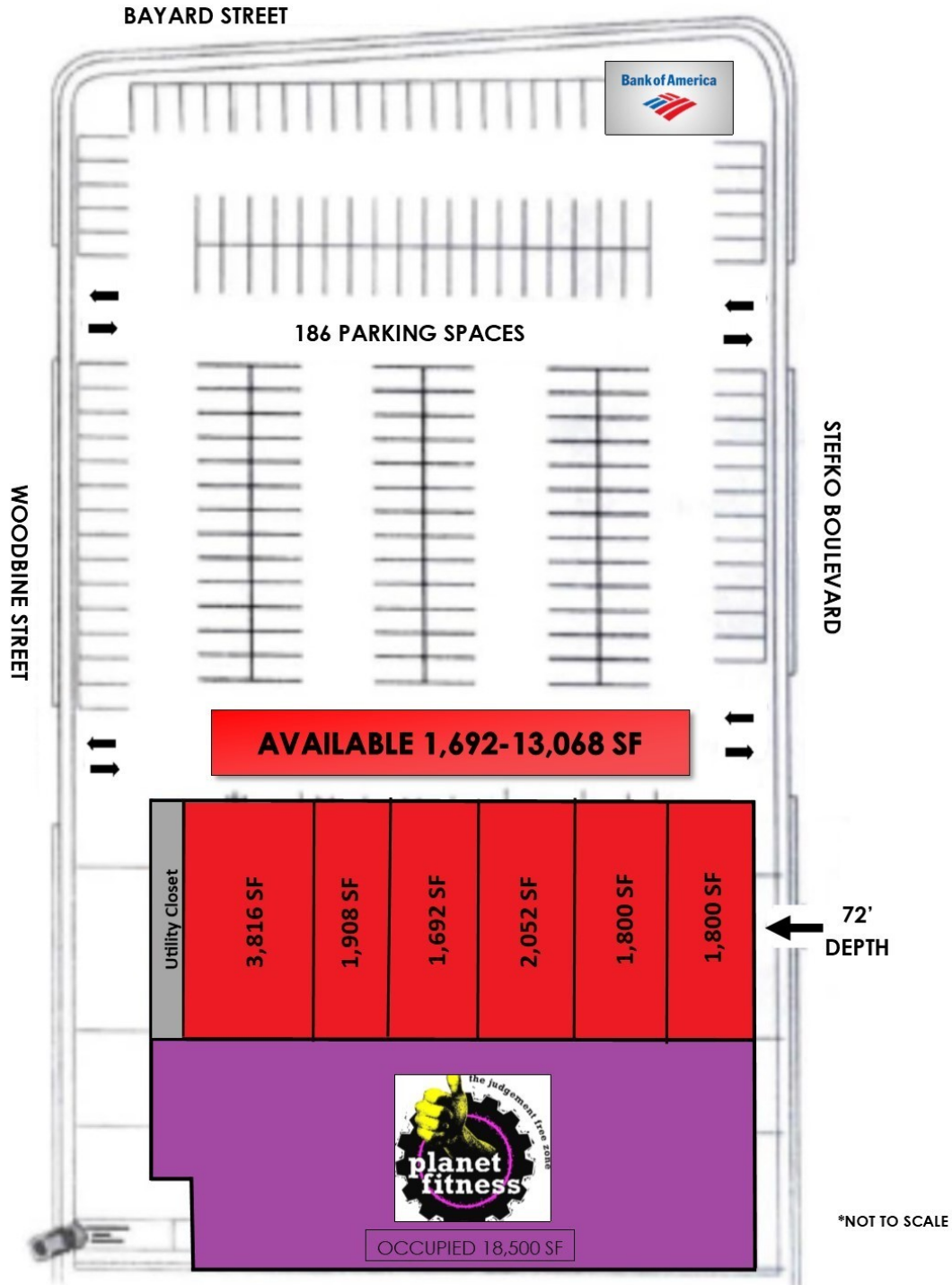
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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Space 1	3,816 SF	NNN	Negotiable
Space 2	1,908 SF	NNN	Negotiable
Space 3	1,692 SF	NNN	Negotiable
Space 4	2,052 SF	NNN	Negotiable
Space 5	1,800 SF	NNN	Negotiable
Space 6	1,800 SF	NNN	Negotiable

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