

Executive Summary



AVAILABLE SF:	1,560 SF
LEASE RATE:	\$25.00 SF/Yr (NNN) NNN Approximately \$4.94
SALE PRICE:	\$1,250,000.00
BUILDING SIZE:	3,898 SF
YEAR BUILT:	1850
ZONING:	HC - Highway Commercial
CROSS STREETS:	Hamilton Blvd & Cedar Crest Blvd
INVESTMENT INCOME:	Three Apartments

PROPERTY OVERVIEW

Unique and highly visible retail/office/residential property with 1,560 square feet available for immediate occupancy. This freestanding building is also available for sale and would be perfect for a small business or unique boutique. Uses include cafe, general business, medical office, professional services or retail.

PROPERTY FEATURES

- Fantastic visibility with easy access to Cedar Crest and Hamilton Blvd, I-78, I-476 and US-22
- Premier signage on highly traveled roadway
- Charming courtyard and entrance with custom cabinets
- Beautiful wood floors throughout the office spaces
- Kitchenette, bathroom, 2 offices, and additional work space
- Perfect location for a cafe, boutique, jeweler, design center, architect, engineer or small professional business
- Close proximity to Cedar Crest College, Lehigh Valley Health Network, St. Luke's, Dorney Park, Restaurants and Services
- Investment income with three apartments on 2nd & 3rd Floors

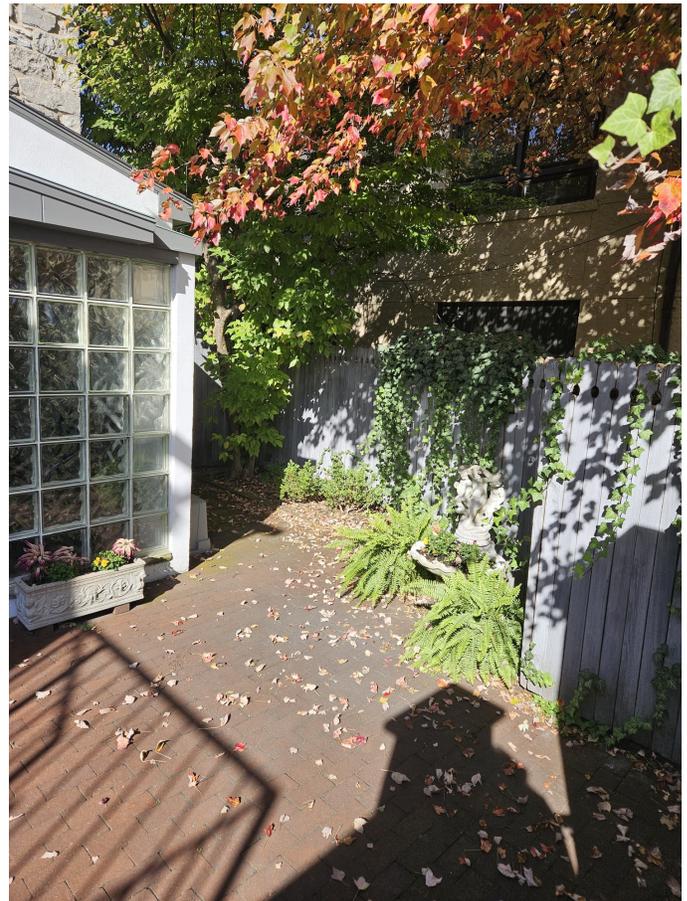
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Property Details

PROPERTY NAME:	Historic South Whitehall Township
3144 HAMILTON BLVD, ALLENTOWN, PA 18103	3144 Hamilton Boulevard Allentown, PA 18103
3144 HAMILTON BLVD, ALLENTOWN, PA 18103	Parkland School District
PROPERTY TYPE:	Retail/Office/Residential
APN:	548671580992
UTILITIES:	Public Water & Sewer PPL & UGI Individual PPL Meters New Gas Unit Installed December 2021
ZONING:	HC - Highway Commercial
YEAR BUILT:	1850
NUMBER OF STORIES:	3
FOUNDATION:	Concrete
WALLS:	Stone
WINDOWS:	Installed Approximately 2015
PROJECTED APARTMENT INCOME:	\$4,300 Monthly - Tenants pay Electricity

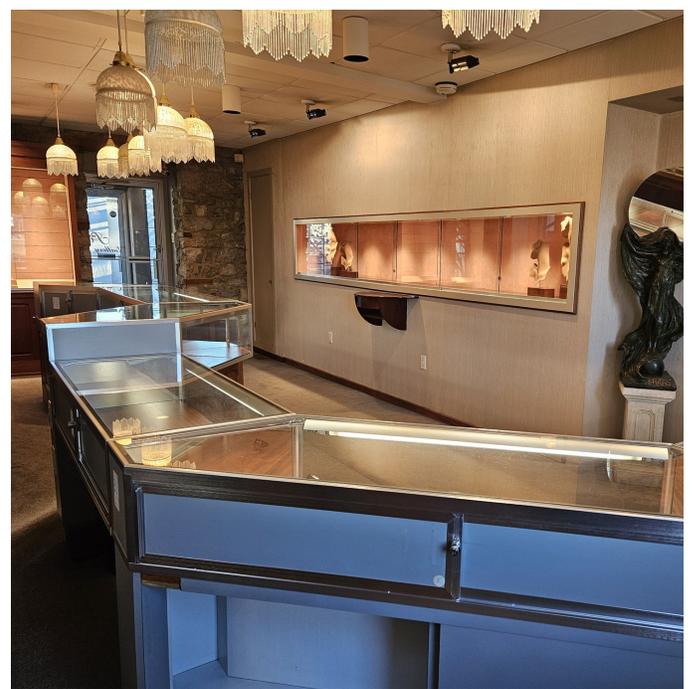


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Additional Photos

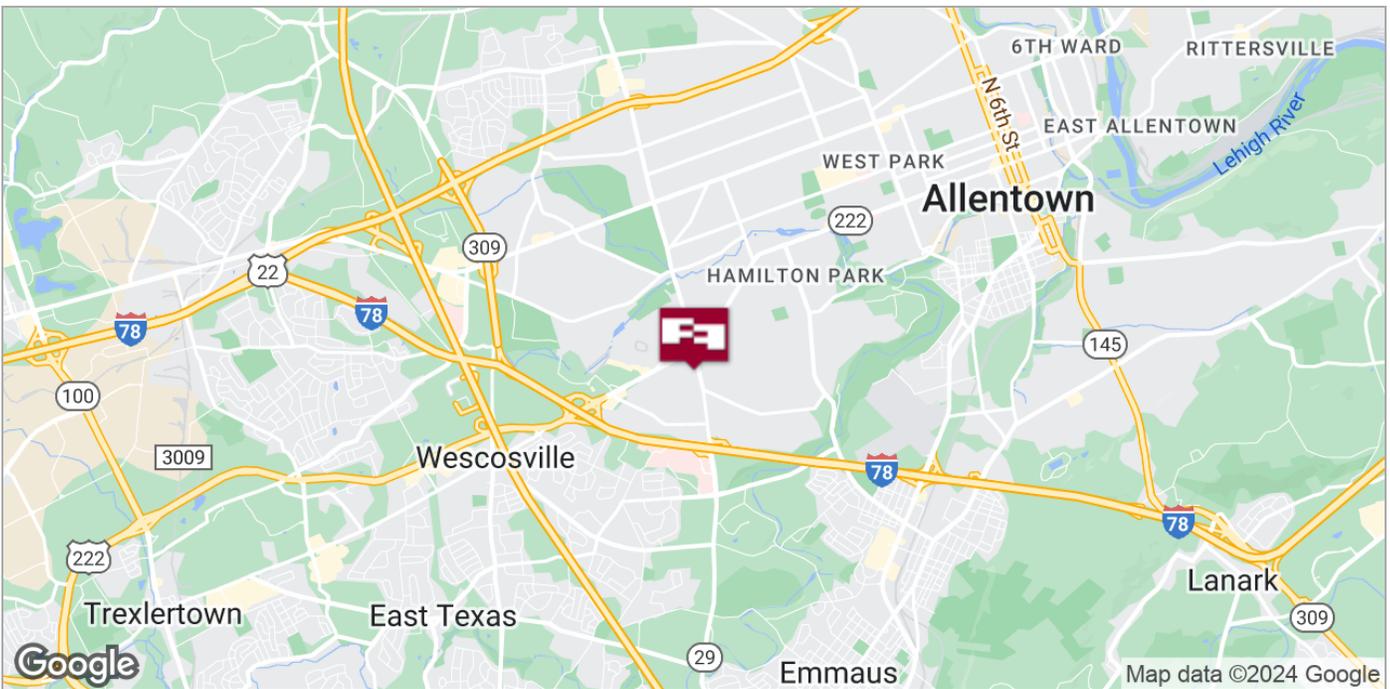


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Location Maps

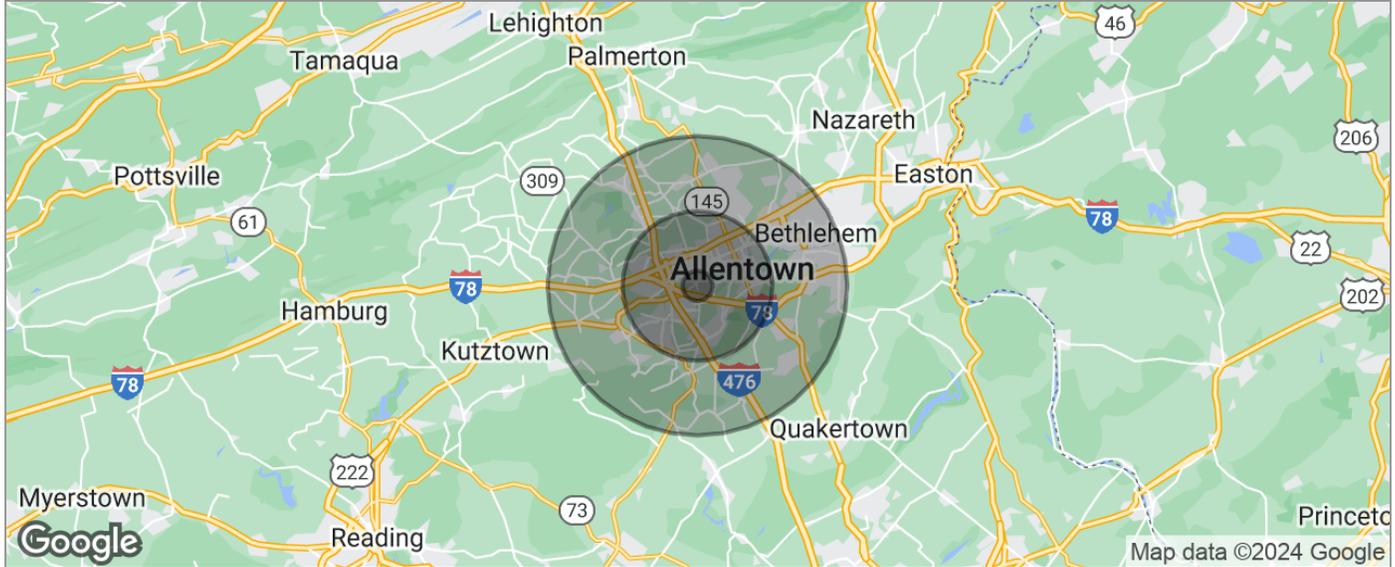


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,242	217,169	441,029
MEDIAN AGE	43.3	38.4	40.3
MEDIAN AGE (MALE)	46.1	36.9	38.8
MEDIAN AGE (FEMALE)	44.7	39.6	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,808	85,677	176,881
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$109,096	\$77,157	\$85,550
AVERAGE HOUSE VALUE	\$279,274	\$196,781	\$213,406
RACE	1 MILE	5 MILES	10 MILES
% WHITE	79.9%	69.1%	75.9%
% BLACK	4.2%	9.7%	7.4%
% ASIAN	5.2%	4.1%	3.5%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.0%	0.5%	0.3%
% OTHER	1.6%	8.2%	5.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	13.3%	34.2%	25.3%

* Demographic data derived from 2020 ACS - US Census

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