

## Executive Summary



<b>AVAILABLE SF:</b>	800 SF
<b>AVAILABILITY:</b>	Immediate
<b>LEASE RATE:</b>	\$20.00/NNN
<b>BUILDING SIZE:</b>	Approximatly 4,108 SF
<b>ZONING:</b>	HC - Highway Commercial
<b>ZONING:</b>	HC

### PROPERTY OVERVIEW

This freestanding building has an 800 SF Suite for lease. The property is perfect for a small business that could benefit from frontage on Hamilton Boulevard.

### PROPERTY FEATURES

- Fantastic Visibility
- Great Access to Route 309, I78 and PA Turnpike
- Opportunity for Business Signage
- Close proximity to Cedar Crest College, Lehigh Valley Health Network, Dorney Park, Restaurants and Many Services
- Uses include:
  - Business and Professional Office
  - General Business
  - Professional Services Businesses
  - Medical Office

**CINDY MCDONNELL FEINBERG**  
**cfeinberg@feinbergrea.com**  
**Cell: 610.360.9733**  
**1 Direct: 610.709.6233**



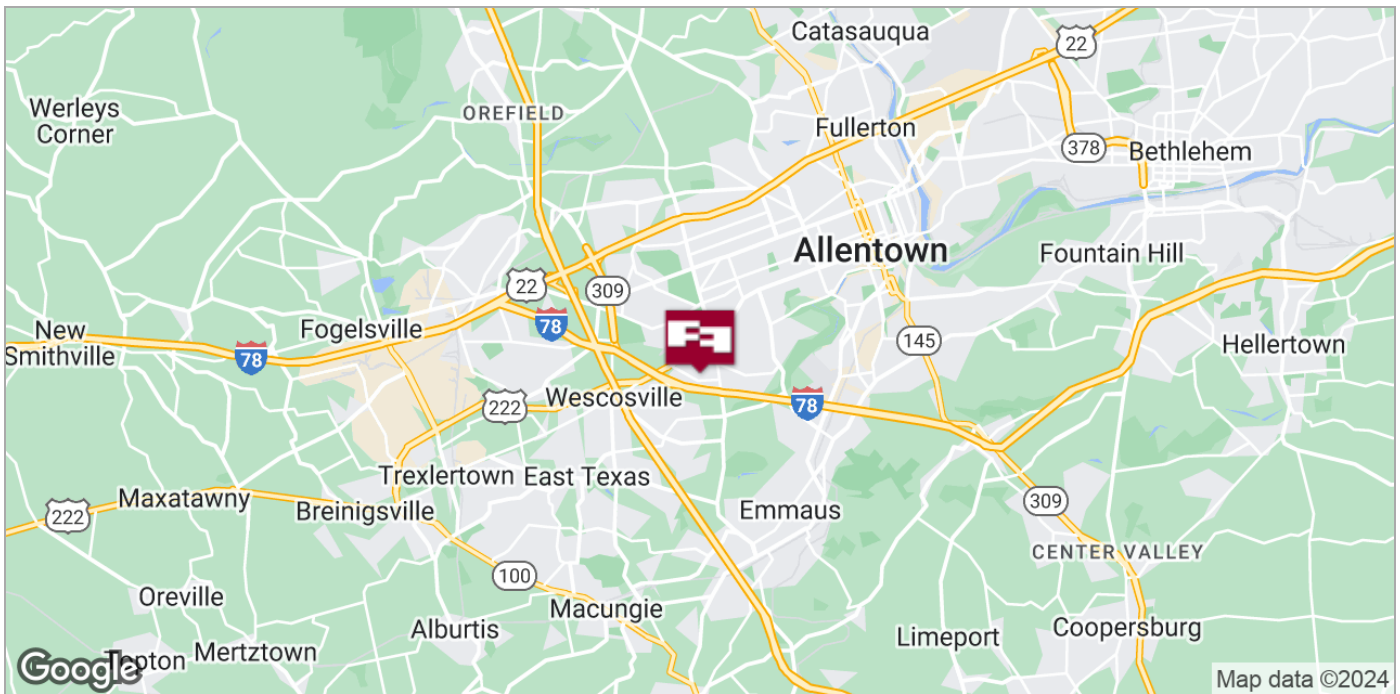
## Additional Photos



**CINDY MCDONNELL FEINBERG**  
cfeinberg@feinbergrea.com  
Cell: 610.360.9733  
2 Direct: 610.709.6233



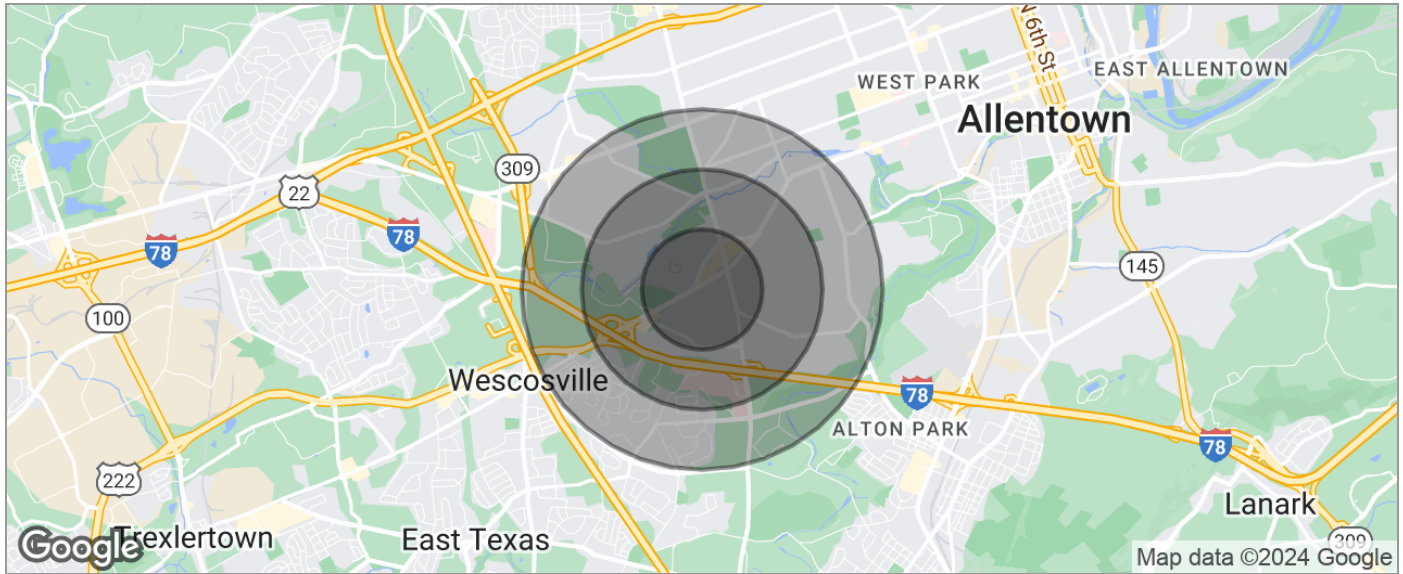
## Location Maps



**CINDY MCDONNELL FEINBERG**  
 cfeinberg@feinbergrea.com  
 Cell: 610.360.9733  
 Direct: 610.709.6233



## Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,628	6,884	16,645
MEDIAN AGE	48.5	45.8	44.8
MEDIAN AGE (MALE)	45.1	47.3	46.0
MEDIAN AGE (FEMALE)	50.2	47.3	46.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	613	2,667	6,782
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$101,805	\$109,423	\$109,777
AVERAGE HOUSE VALUE	\$258,138	\$289,461	\$300,742
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	80.3%	81.1%	80.9%
% BLACK	8.6%	4.2%	3.1%
% ASIAN	2.3%	5.2%	7.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.1%	1.5%	2.3%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	10.8%	12.0%	11.3%

\* Demographic data derived from 2020 ACS - US Census

**CINDY MCDONNELL FEINBERG**  
 cfeinberg@feinbergrea.com  
 Cell: 610.360.9733  
 Direct: 610.709.6233

