

Executive Summary



AVAILABLE SF:	2,214 SF
LEASE RATE:	\$20.50 Plus Janitorial
BUILDING SIZE:	17,277 SF
YEAR RENOVATED:	2021
ZONING:	C1
CROSS STREETS:	Lincoln Avenue

PROPERTY OVERVIEW

This very visible professional office property offers easy access to I-78/Route 309 and provides a well-lit first floor medical office suite. The office suite is ready to be customized to meet your business needs. Perfect for a physical therapist or chiropractor.

PROPERTY FEATURES

- 2,214 rentable sf available on the first floor
- Three story professional office building on corner of Lincoln Avenue and South Cedar Crest Boulevard in Salisbury Township.
- Ample parking
- Within 1/4 mile to Lehigh Valley Health Network Cedar Crest and multiple medical office complexes
- Immediate access to I-78/Route 309 and Minutes to Route 22 and Pennsylvania Turnpike
- Close to area amenities including restaurants, schools, services and retail establishments
- Property offers great visibility with traffic count of 19,454 vehicles daily

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

CASEY KELLER
ckeller@feinbergrea.com
Cell: 484.226.8081
Direct: 610.709.6232



Additional Photos

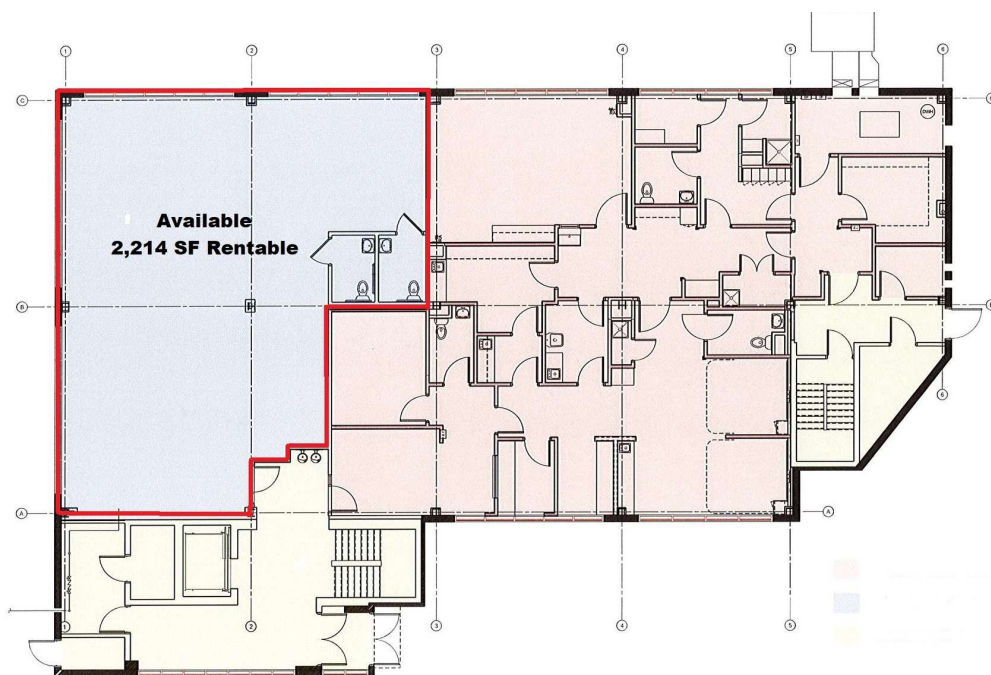
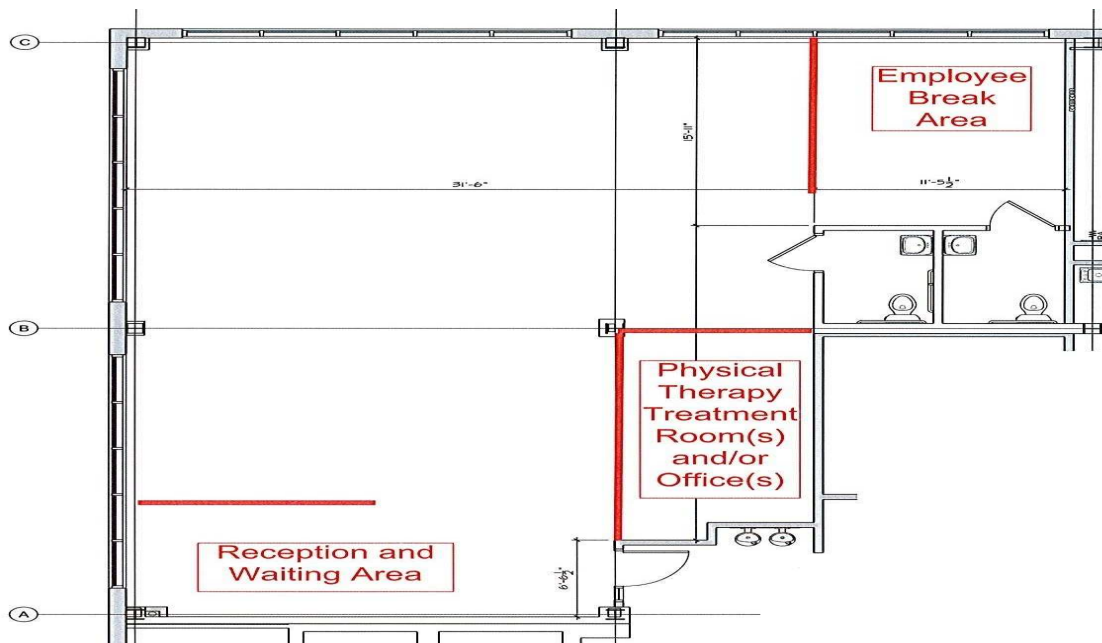


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Floor Plans

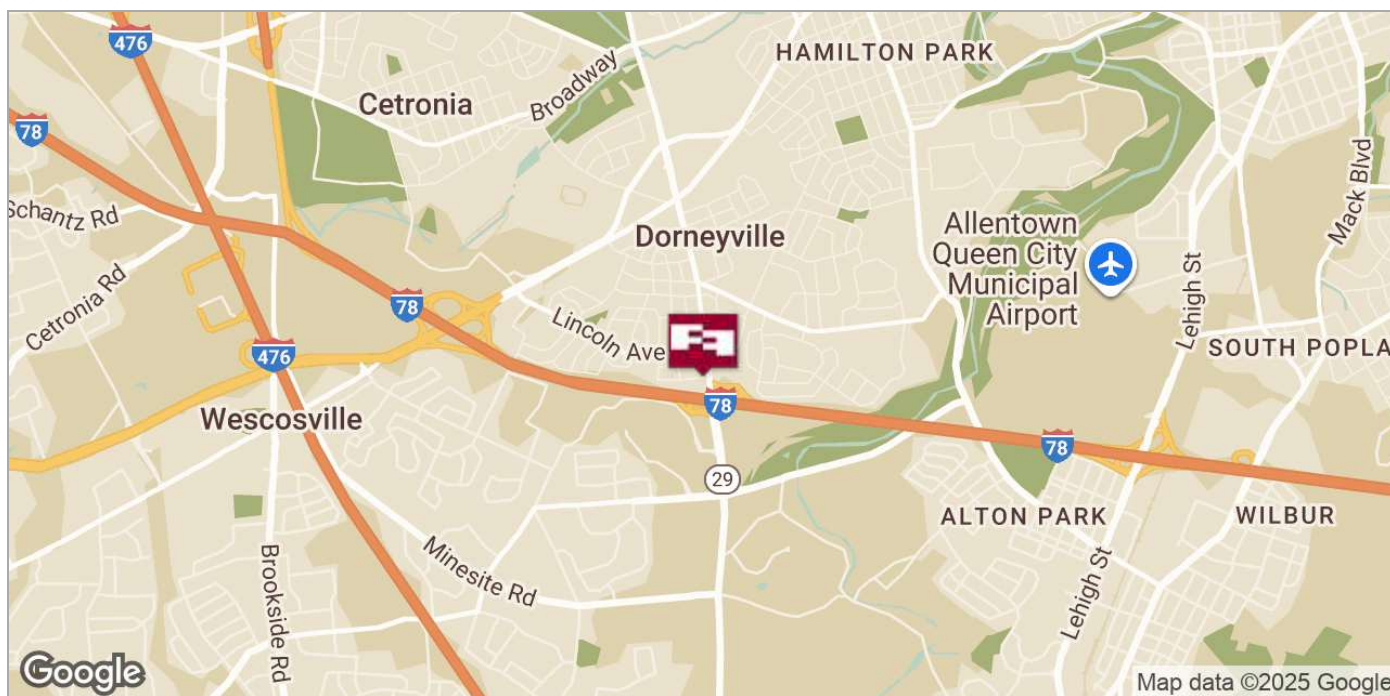
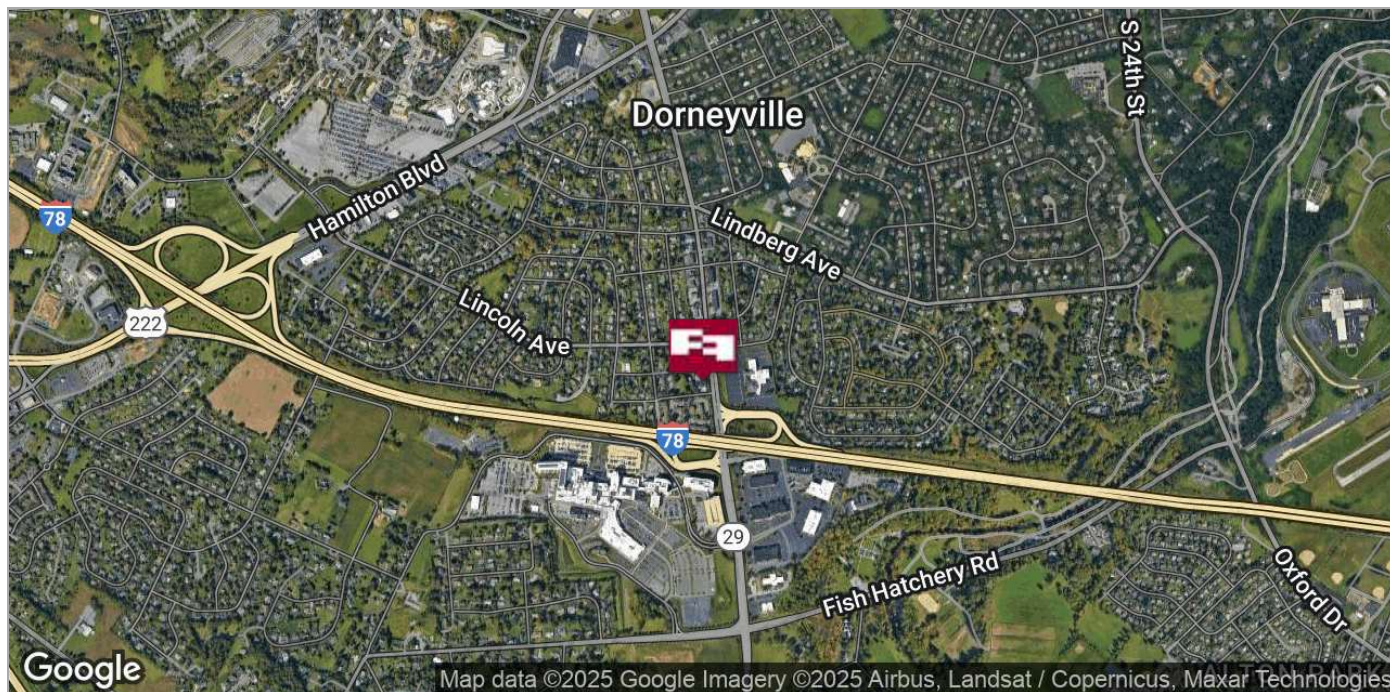


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Location Maps

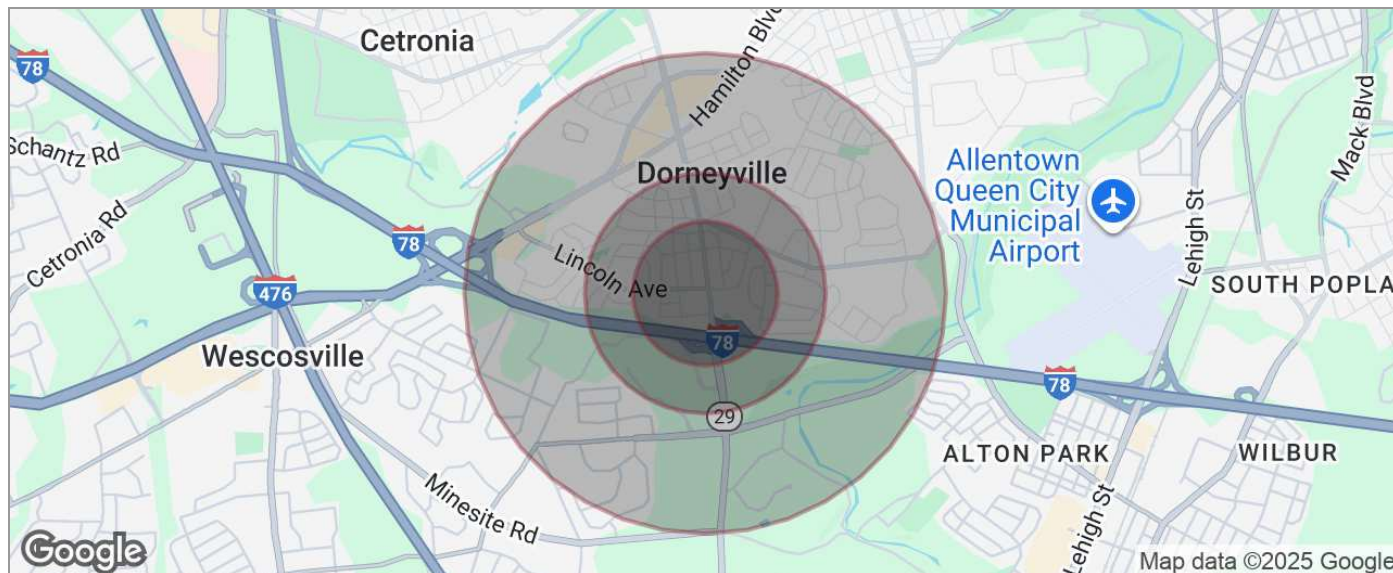


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Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	885	2,133	5,718
MEDIAN AGE	48	49	48
MEDIAN AGE (MALE)	46	46	46
MEDIAN AGE (FEMALE)	50	51	50
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	335	831	2,201
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$145,782	\$142,528	\$137,604
AVERAGE HOUSE VALUE	\$400,571	\$389,264	\$410,403
RACE	0.3 MILES	0.5 MILES	1 MILE
% WHITE	79.3%	80.4%	80.3%
% BLACK	5.3%	4.0%	4.3%
% ASIAN	5.0%	4.7%	4.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	4.3%	4.4%	4.2%
ETHNICITY	0.3 MILES	0.5 MILES	1 MILE
% HISPANIC	10.3%	9.9%	10.3%

* Demographic data derived from 2020 ACS - US Census

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