

COMMERCIAL
PROPERTY

FOR SALE

\$1,600,000

The property is perfect for a multitude of uses on Whitehall's main retail corridor.

**C-2
Zoning**



The property enjoys access from both MacArthur Road/ Route 145 and Mickley Road and is located near McDonald's, Taco Bell, Advanced Auto Parts, the Whitehall Mall and Kohl's.

TWO PROPERTY ASSEMBLAGE TOTALING 1.45 COMMERCIAL ACRES INCLUDES:

- 5,040 SF Warehouse
- 1,958 SF Office Building
- Ample On-Site Parking
- Plenty of Land for Displays

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 **THE James Balliet**
PROPERTY GROUP

kw
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REAL ESTATE
Each office is individually owned and operated

If you have a brokerage agreement with another agency, this is not intended as a solicitation.

INVESTMENT HIGHLIGHTS

- Situated on Lehigh Valley's main commercial corridor
- Redevelop or situate your existing business
- Warehouse and Office Space
- Ample On-Site Parking
- Access from Mickley Road / Route 145 and MacArthur Road



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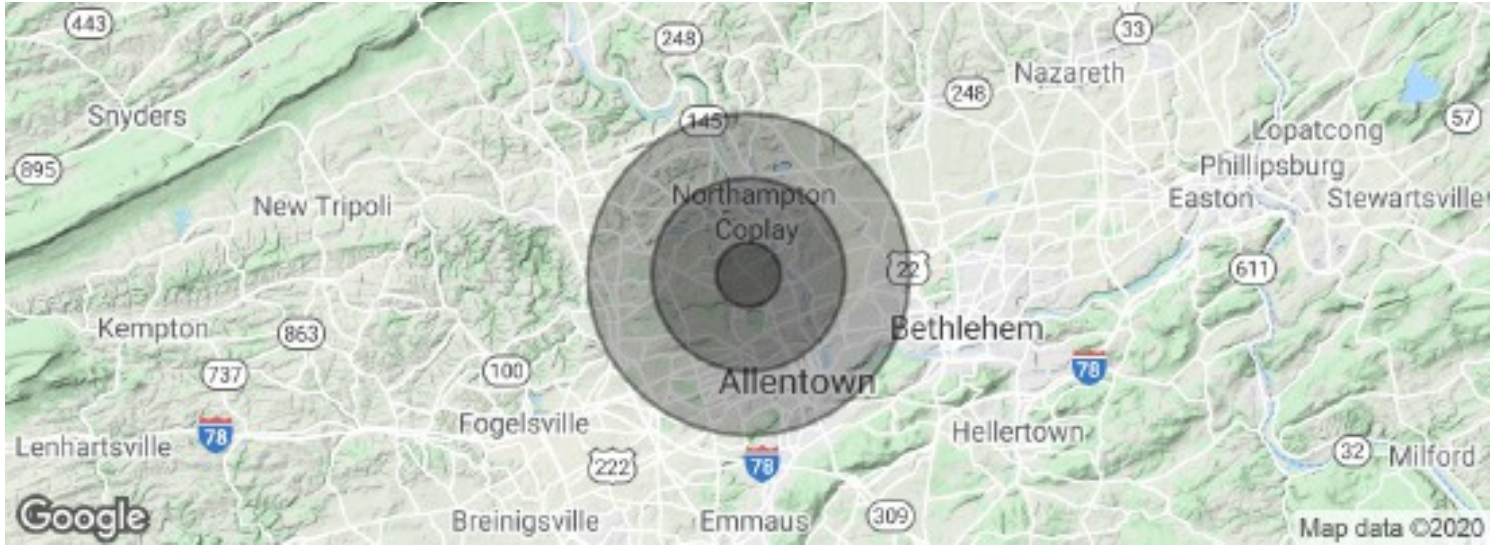


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Area Demographics



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,874	77,954	204,025
MEDIAN AGE	43.2	38.8	36.1
MEDIAN AGE (MALE)	41.8	37.3	34.9
MEDIAN AGE (FEMALE)	43.9	40.5	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,743	31,516	78,064
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$70,754	\$59,383	\$55,793
AVERAGE HOUSE VALUE	\$221,287	\$195,184	\$203,023

* Demographic data derived from 2010 US Census



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