

COMMERCIAL
LAND

**FOR
SALE**

\$4,790,000

2958 MACARTHUR RD WHITEHALL, PA

RETAIL/ OFFICE DEVELOPMENT SITE

One of a kind commercial site on one of the Lehigh Valley's busiest thoroughfares. 4.35 Acres of commercial land - ***the only available development parcel of this size available for sale on the MacArthur Road corridor.***

The property is perfect for a multitude of uses including retail and medical/office.



The property enjoys ingress and egress on both MacArthur Road and Mechanicsville Road and abuts a brand new McDonald's fast food development, Whitehall-Coplay School District, and across from an extremely busy Wawa.

Four property land assemblage totaling 4.35 acres of commercial land with:

- Multiple commercial structures
- Showroom
- Storage Areas
- Restored Residential Home
- Income Producing Apartment Building
- And much more!

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 **THE James Balliet**
PROPERTY GROUP

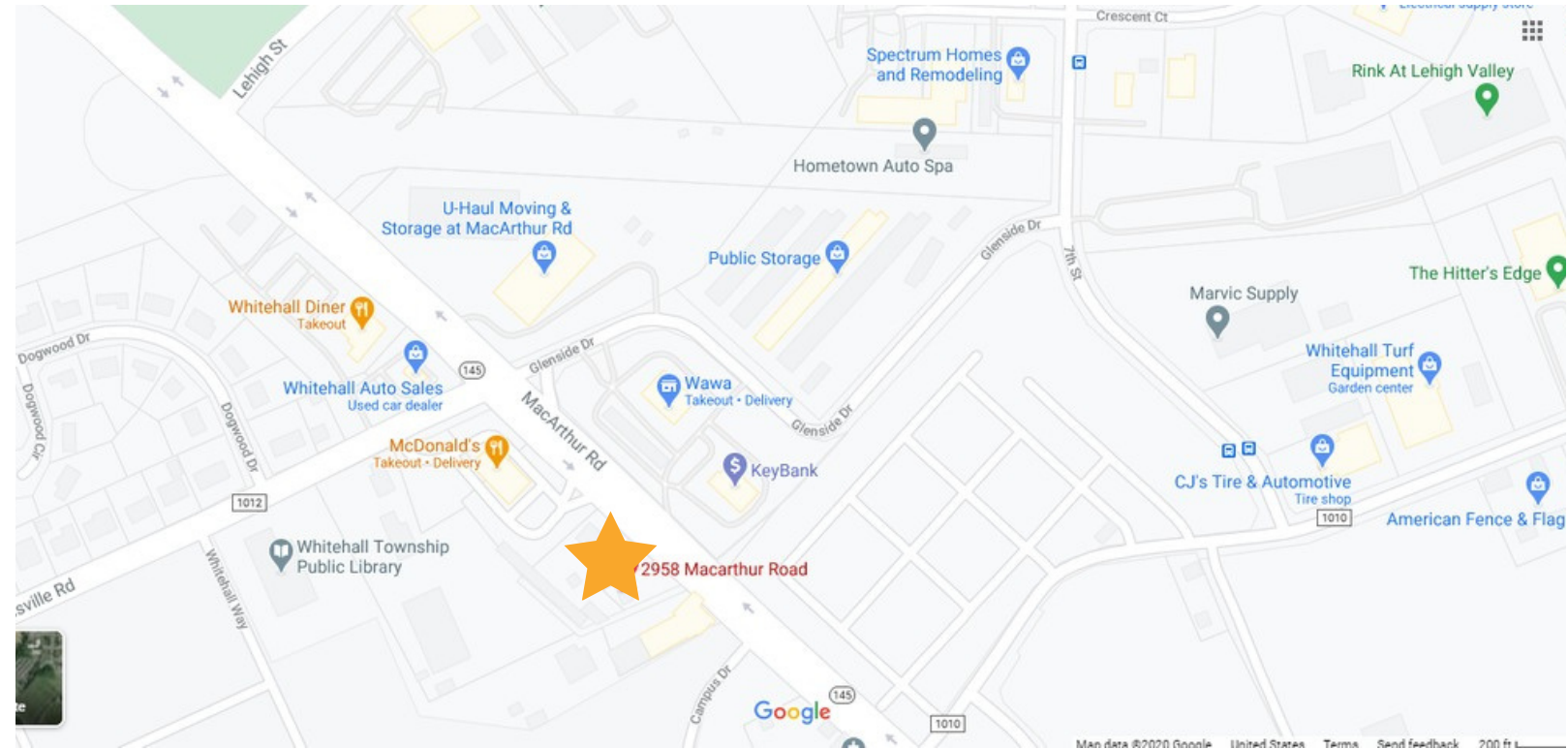
If you have a brokerage agreement with another agency, this is not intended as a solicitation.

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KELLERWILLIAMS
REAL ESTATE
Each office is individually owned and operated

TRAFFIC



The site is situated at the signalized intersection of MacArthur Road and Mechanicsville Road in Whitehall Township. One of the Lehigh Valley's Busiest Corridors

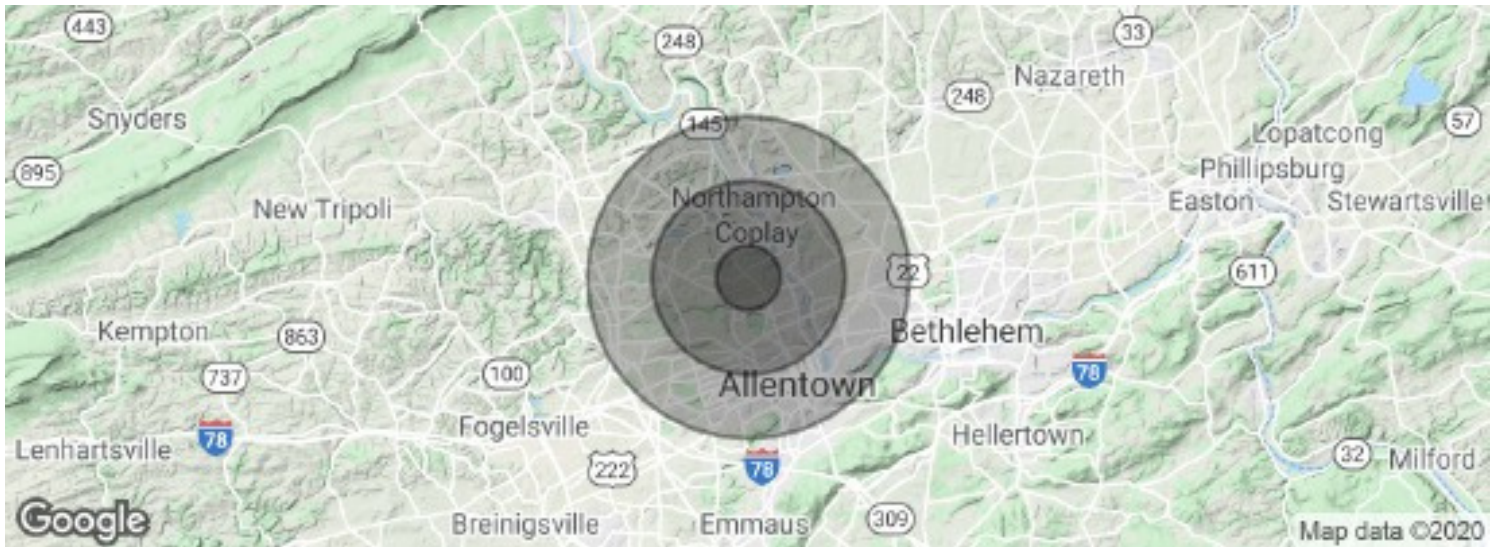


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Area Demographics



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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INVESTMENT HIGHLIGHTS

- Multiple commercial structures
- Situated on Lehigh Valley's main commercial corridor
- Redevelopment or situate your existing business
- Income producing apartments
- Ingress, Egress on MacArthur Road and Mechanicsville Road



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THIS IS THE ONLY AVAILABLE DEVELOPMENT
PARCEL OF THIS SIZE AVAILABLE FOR SALE ON
THE MACARTHUR ROAD CORRIDOR



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