

BANK BUILDING FOR SALE

3201 LEHIGH STREET, ALLENTOWN, PA

±2,352 SF ON ±.80 ACRES FOR SALE



property highlights.

- Free standing bank building located on bustling Lehigh Street
- Accesible from Lehigh Street and 33rd Street
- Directly across from the largest Mall in Allentown with total GLA: ±405,272 SF; servicing the south side of Emmaus, Salisbury Twp., and Lower Macungie Twp
- Premier Visibility on Lehigh Street with 25,965 VPD
- Zoning: C3
- Property Tax Estimate (2019): \$16,874.56
- Asking Price: \$950,000

stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,550	71,859	207,501
EST. HOUSEHOLDS	3,225	27,837	77,366
EST. AVG. HH INCOME	\$85,618	\$75,917	\$78,241



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COMMERCIAL
REAL ESTATE, INC.

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get in touch.

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*DEMOGRAPHICS BASED ON A 5-MILE RADIUS

204,070



TOTAL POPULATION



76,091
AVERAGE HH INCOME



75,851
TOTAL HOUSEHOLDS



200,163
DAYTIME POPULATION

5 Mile Schools and Colleges

- Emmaus High School - 2,619
- Cedar Crest College - 1,885
- South Mountain Middle School - 932
- Dodd Hiram W Elementary School - 648
- St Thomas More School - 618
- Salisbury Middle School - 379
- The Swain School - 320
- Lehigh Park Elementary School - 314
- Jefferson Elementary School - 259
- Western Salisbury Elementary School - 230
- Lehigh Christian Academy - 212

Major Employers

- Lehigh Valley Hospital - 6,579
- Dorney Park & Wildwater Kingdom - 3,000
- Talen Energy Marketing - 1,371
- PPL Corp - 1,200
- Good Shepherd Rehab Network - 1,100
- Rodale Inc - 1,000
- Good Shepherd Rehab Hospital - 909
- Sacred Heart Hospital - 830
- Olympus Corp Of The Americas - 800
- Cedarbrook Nursing Home - 780
- Dun & Bradstreet Corp - 700

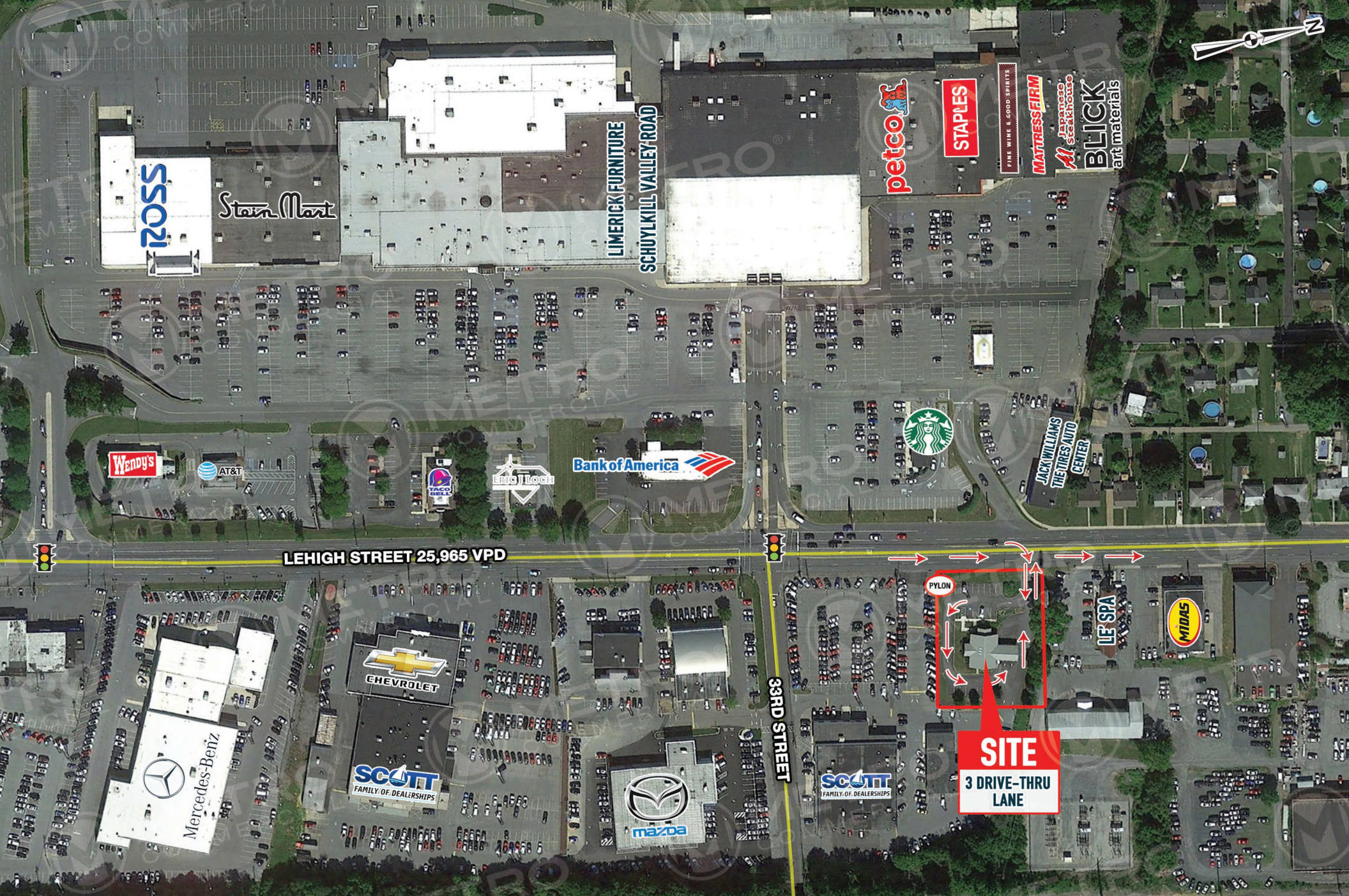
Major Attractions

- Dorney Park
- Wildlands Conservancy South Mountain Preserve
- South Mountain Trail
- Lehigh Country Club
- The Promenade Shops at Saucon Valley
- Allentown Rose Gardens

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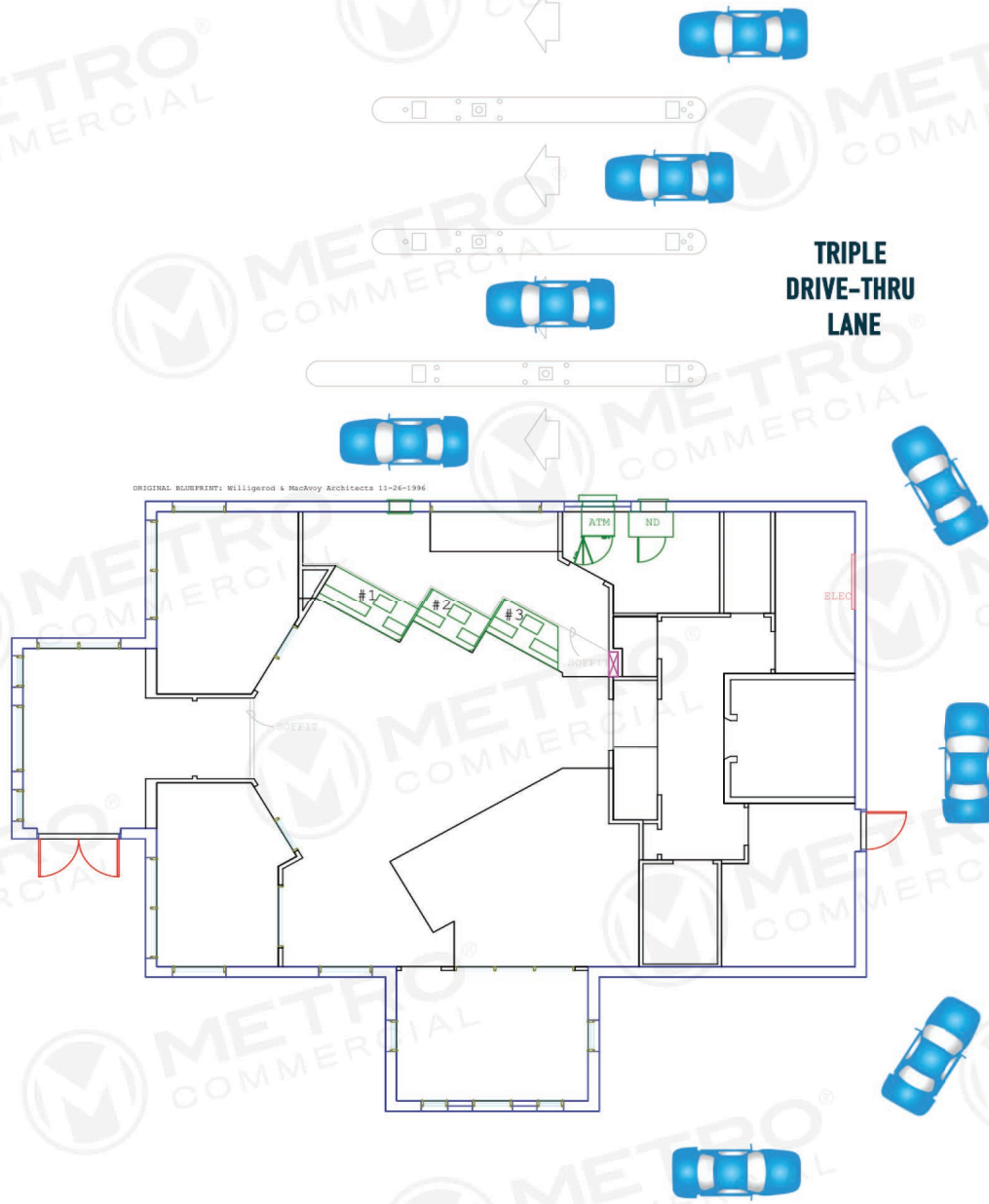


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LEHIGH STREET 25,965 VPD



ORIGINAL BLUEPRINTS: Willigerod & Mackay Architects 11-26-1996

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