



3397 Bath Pike

Bethlehem



Ryan B. McGeehan *Agent*

484.695.6120 • RMcGeehan@alt-realty.net

3	Overview
4	The Building
8	Floor Plan
9	The Area
10	Demographics
11	Traffic Count
12	Market Conditions
13	Local Map
14	Regional Map
15	Aerial View

Table of Contents

Overview

3397 Bath Pike

Beautiful Property! Over 21,000 cars transit area every day from attached PennDOT car count. Owner would repave area. 2 Drive through windows. 32 Parking Spots. Must have for high-visibility with premier location in Lehigh Valley, PA. Heat, security, and roof redone in 2015. NNN Lease with CPI Index. Tenant pays 25% of Real Estate Taxes on Deed (Star Auto Mall pays 75%) = \$1,520.45. Answer + \$25.76 sq/ft (\$10,498) = \$12,019 / Month.

Features:

- \$25.75 Triple Net
- The Fire/Burglar alarm was upgraded in 2015
- Carpet was replaced in 2017
- HVAC System was maintained on a Quarterly basis by Dieter Bros (no issues)
- Roof was maintained and repaired for any damages over the years by GSM Roofing
- No issues with electrical system or plumbing

Vital Data

Price (Lease)	\$25.75 (NNN)
Building Type	Office
Class	B
Zoning	Commercial Center
Total Available	4,890 SF
Year Built	1993
Land Parcel	M6-20-2-0214

The Building



The Building



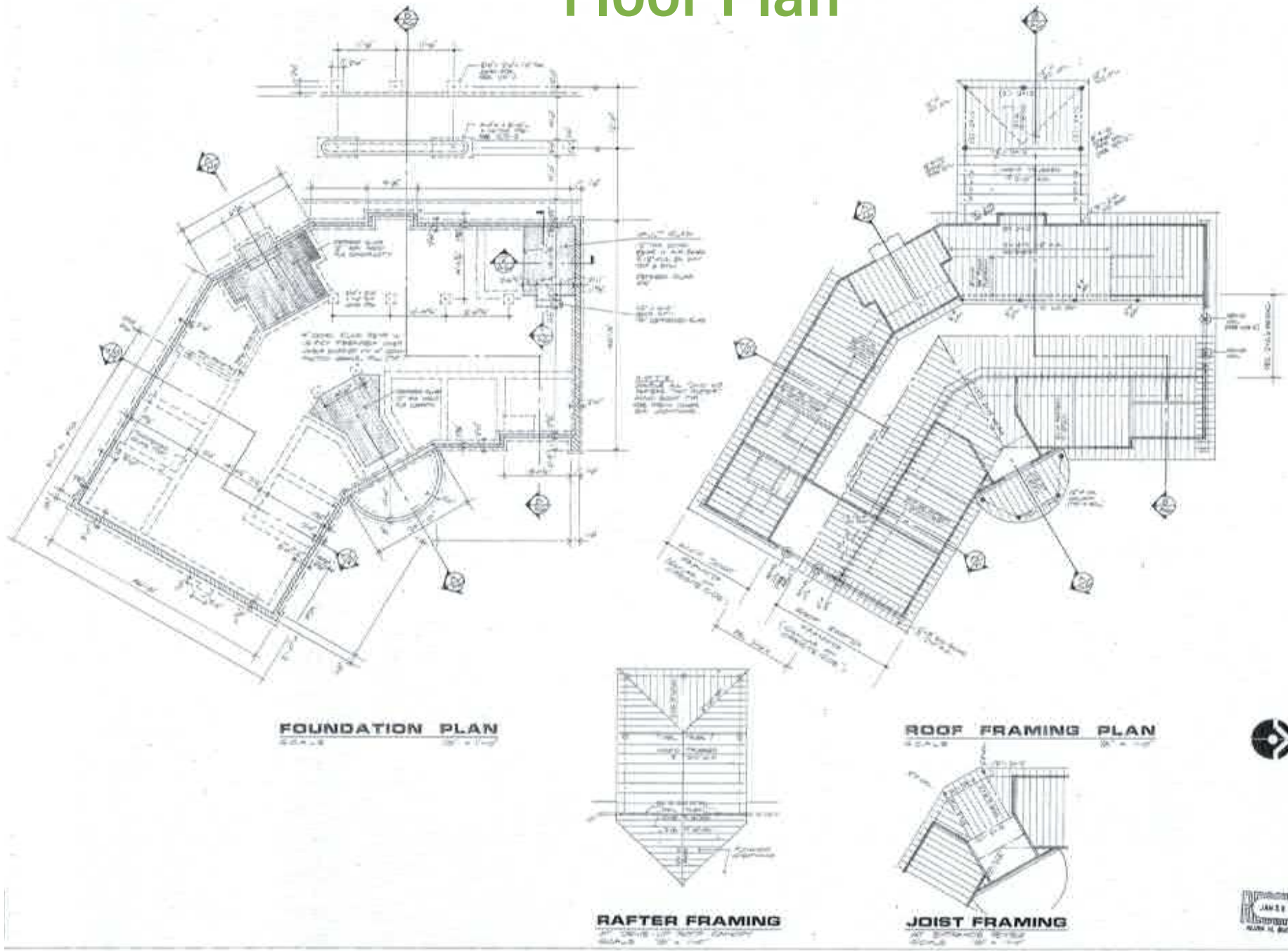
The Building



The Building

Property Type	3 Star Office
Gross Building Area	4,890 SF
Stories	1
Construction	Masonry
Parking	32 Surface Spaces are available; Ratio of 6.54/1,000 SF
Elevators	Yes
Sprinklers	Wet
Amenities	<ul style="list-style-type: none">▶ Air Conditioning▶ Banking▶ Central Heating▶ Conferencing Facility▶ Fireplace▶ High Ceilings▶ Kitchen▶ Partitioned Offices▶ Secure Storage▶ Security System

Floor Plan



The Area





Bethlehem

Downtown Bethlehem has experienced a renaissance in recent years based on the city's historic character, and the Property is situated within walking distance of the charming Hotel Bethlehem, numerous boutiques, restaurants and other specialty shops along Main Street. Less than a half mile away, the Property also benefits from convenient access to PA Routes 378, 22 and I-78.



Source: city-data.com

Demographics

	1 MILE	3 MILES
 People (2019)	3,707	70,148
 Growth (2019-2024)	0.2%	1.8%
 Avg HH Income (2019)	\$101,036	\$65,993
 Households (2019)	1,474	28,984

Traffic Count

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Bath Pike	T R 433 SE	18,146	2016	0.07 mi
Beth Bath Pike	T R 433 SE	16,107	2016	0.07 mi
US Hwy 22	Beth Bath Pike E	8,664	2016	0.11 mi
US Hwy 22	Beth Bath Pike SW	12,290	2016	0.17 mi
Bath Pike	US Hwy 22 S	25,000	2016	0.19 mi

Market Conditions

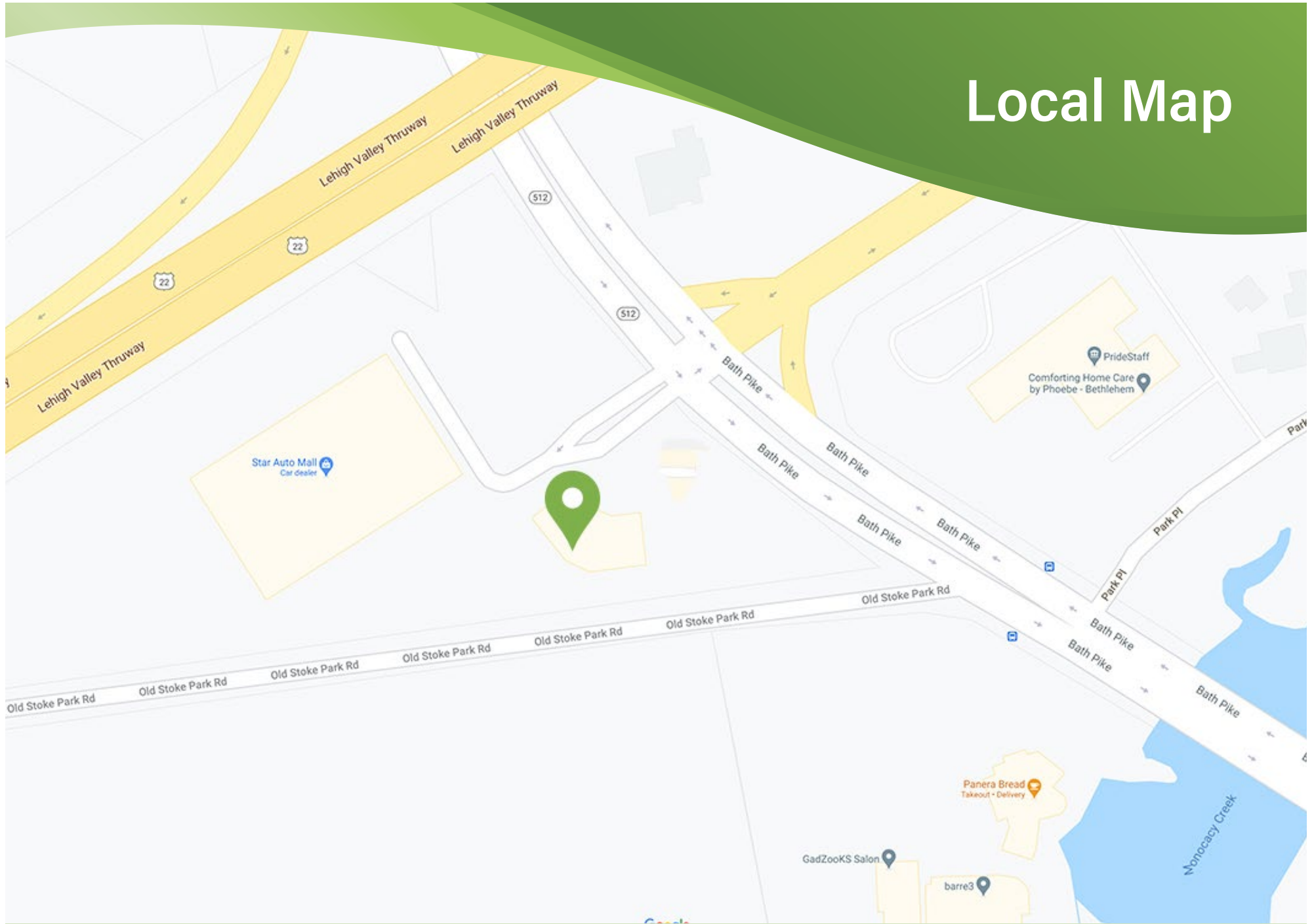
Vacancy Rates	Current	YOY Change
Subject Property	100%	↑ 100%
Submarket 2-4 Star	7.8%	↑ 1.0%
Market Overall	7.7%	↑ 0.8%

Market Rent Per SF	Current	YOY Change
Subject Property	\$34.80	-
Submarket 2-4 Star	\$19.29	↑ 1.2%
Market Overall	\$19.10	↑ 1.2%

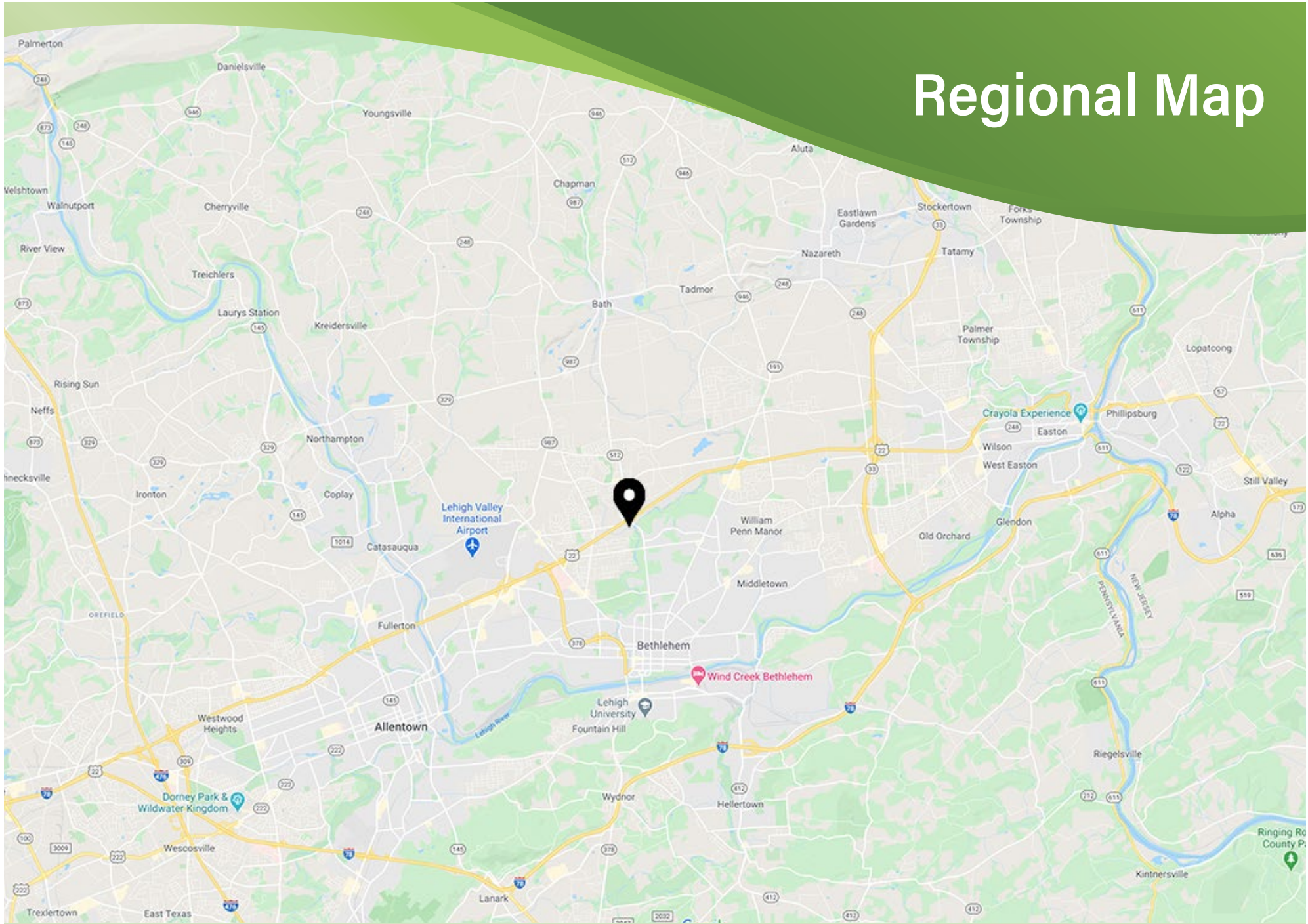
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased SF	469,359	↓ 51.6%
Months on Market	9.4	↓ .7 mo

Submarket Sales Activity	Current	Prev. Year
12 Mo. Sales Volume (Mil.)	\$81.8	\$95.9
12 Mo. Price Per SF	\$121	\$120

Local Map



Regional Map



Aerial View



For more information please contact:

Ryan B. McGeehan *Agent*

Direct + 484.695.6120

RMcGeehan@alt-realty.net



559 MAIN STREET, SUITE 300 ▪ BETHLEHEM, PA 18018 ▪ ALT-REALTY.NET