

RETAIL LEASE AVAILABLE

25 E THIRD ST

25 EAST 3RD STREET, BETHLEHEM, PA 18015

Rare Opportunity !!

\$18 NNN



IMMEDIATELY AVAILABLE FOR LEASE

KELLER WILLIAM REALTY GROUP

400 Arcola Rd Suite A5
Collegeville, PA 19426



Each Office Independently Owned and Operated

PRESENTED BY:

MATTHEW STRAUSS

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RS356719, Pennsylvania

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY DESCRIPTION

25 EAST 3RD STREET



Property Description & More

This prime retail location is surprisingly large inside. The main (1st) floor is 5,000 SF and is supported down the middle with a few columns. The ceiling is higher than 13 feet. There is no second floor. The basement is also a full 5,000 SF and boasts 7 ft ceilings. The city had previously considered a full commercial kitchen in the basement, and the landlord has voiced their willingness to provide egress construction at the rear.

The Bethlehem Southside Historical District is a dynamic city, rich in historic significance. USA Today named downtown Bethlehem, a TOP TEN Main Street. Lehigh University, Northampton Community College, and Moravian University are just down the road, bringing many young people into the retail shopping. The award-winning Hotel Bethlehem is a short drive away, making this property a destination for people visiting the city.

Business Resources

KIZ The Southside Bethlehem Keystone Innovation Zone (KIZ) was established in 2004. The KIZ has had a profound impact on innovation and entrepreneurship in Bethlehem by offering critical financial resources and assistance to early-stage startup companies.

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EXECUTIVE SUMMARY

25 EAST 3RD STREET



OFFERING SUMMARY

AVAILABLE SF:	5,000
LEASE RATE:	18 NNN
LEASE TERM:	3-5
FRONTAGE:	37.5
YEAR BUILT:	1900
PARKING:	Public
HVAC:	Central Heat / Air
ZONING:	CB - Central Business District

PROPERTY OVERVIEW

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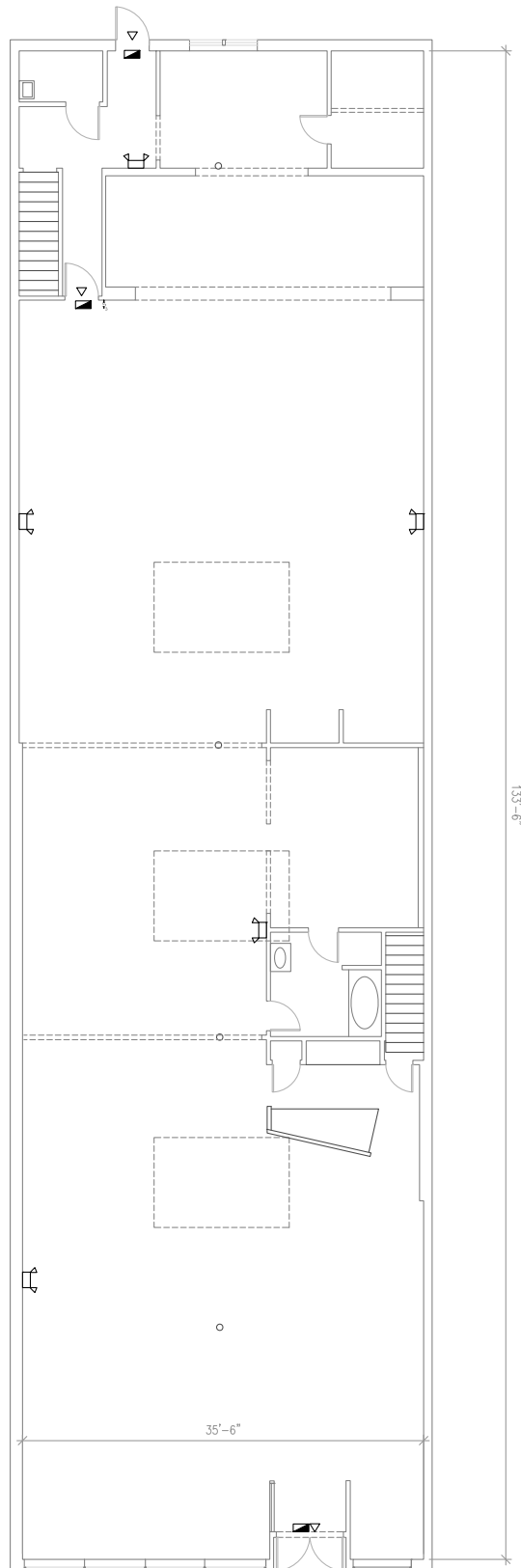
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FLOORPLAN

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PROPERTY PHOTOS

25 EAST 3RD STREET



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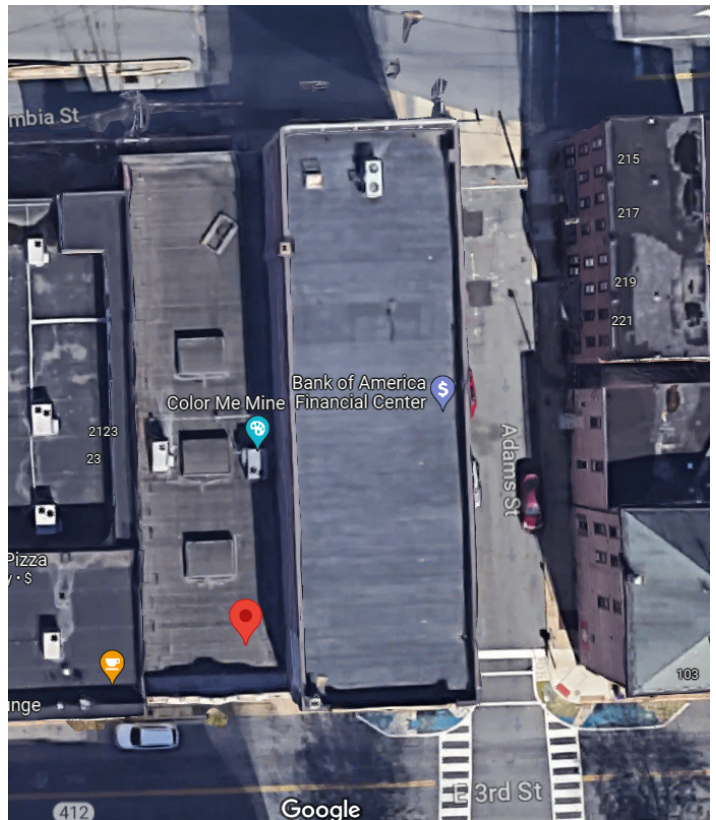


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LOCATION & HIGHLIGHTS

25 EAST 3RD STREET



LOCATION INFORMATION

Building Name: 25 E Third St
Street Address: 25 East 3rd Street
City, State, Zip Bethlehem, PA 18015
County: Northampton County
Market: Philadelphia
Sub-market: Lehigh Valley
Cross Streets: Adams St

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SPECIAL HIGHLIGHT

- KIZ
The Southside Bethlehem Keystone Innovation Zone (KIZ) was established in 2004. The KIZ has had a profound impact on innovation and entrepreneurship in Bethlehem by offering critical financial resources and assistance to early-stage startup companies. To date, the KIZ has invested over \$8 million dollars in 100 companies since the program's inception. Funding is available through a variety of programs, including commercialization and student internship grants, partnerships with Lehigh University and Northampton Community College, and sellable tax credits based on increased revenue.



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AERIAL MAP

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DEMOGRAPHICS

25 EAST 3RD STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	13,563	44,206	92,322	Median	\$34,415	\$47,982	\$49,180
Female	13,600	47,043	96,746	< \$15,000	2,381	5,378	9,625
Total Population	27,163	91,249	189,068	\$15,000-\$24,999	1,447	4,493	8,254
				\$25,000-\$34,999	1,285	4,065	7,546
				\$35,000-\$49,999	1,449	5,072	10,442
				\$50,000-\$74,999	1,313	6,876	14,073
				\$75,000-\$99,999	765	4,171	8,715
				\$100,000-\$149,999	455	3,360	8,057
				\$150,000-\$199,999	82	874	2,274
				> \$200,000	131	890	2,097
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	4,521	15,902	35,406	Total Units	11,993	40,847	80,357
Ages 15-24	2,820	10,864	24,303	Occupied	10,965	38,354	75,577
Ages 25-54	11,514	35,058	71,558	Owner Occupied	3,766	22,146	47,196
Ages 55-64	2,958	11,296	23,274	Renter Occupied	7,199	16,208	28,381
Ages 65+	5,350	18,129	34,527	Vacant	1,028	2,493	4,780
Race	1 Mile	3 Miles	5 Miles				
White	19,465	73,218	147,666				
Black	2,050	4,923	11,283				
Am In/AK Nat	40	75	187				
Hawaiian	N/A	N/A	22				
Hispanic	9,514	22,472	49,353				
Multi-Racial	9,770	22,906	53,208				

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DISCLAIMER

25 EAST 3RD STREET



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M Walter Properties Group

Proven Property Management



Project Overview

The M Walter Group is tremendously proud of the impact that we have made in helping our clients by providing quality leasing, profit and loss statements, accounting of cash balances, private banking recommendations, oversight of real estate agent activity, and much more.

The team has successfully revitalized family properties, and continued family traditions for over 100 years of combined service.

Now we are happy to announce that we are offering our expertise to you.

CONTACT US

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FOR MORE INFORMATION ON THIS PROPERTY AND OTHER OFF MARKET OPPORTUNITIES, PLEASE CONTACT US.

POWERED BY



KW COMMERCIAL

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