



For Sale

981 Riverview Drive, Walnutport



PROPERTY SUMMARY

This property blends historic character with modern functionality. Introducing 981 Riverview Drive in Lehigh Township, a prime industrial or retail sales operation property offering endless possibilities for a contractor, beauty salon, retail sales and service operation on a 1 acre parcel. There are 2 units on the property. Unit 1 is a 2-story 1,456 SF house with basement built in the 1800's. Connected to public water and on lot septic. The Borough sewer line is next door and available to tap into. The second unit is a 2,720 sf barn constructed in early 1900's and tastefully renovated in 1991 to provide a western/gift retail shop and later a koi and fish pond shop. The barn is an open floor plan with a loft, restroom, small office space, separate electric meter with 400 amp service. Don't miss out on the chance to make this property the cornerstone of your next business endeavor.

PROPERTY HIGHLIGHTS

- Zoned Industrial and a variance for retail sales and service operation, it boasts versatility and potential for a range of business ventures.
- Only a 15-minute drive to the Northeast Extension of the Pennsylvania Turnpike (I-476) and PA Route 22 MacArthur Road Exit
- Public water and access to public sewer connection
- Across the street from the former K-mart and 2 minutes to the commercial district

Sale Price	\$425,000	No. of Units	2
Lot Size	1 Acre	Traffic Count	8,200 VPD
Building Size	4,176 SF	Market	Lehigh Valley
Barn Size	2,720 SF	Zoned	Industrial retail sales and service



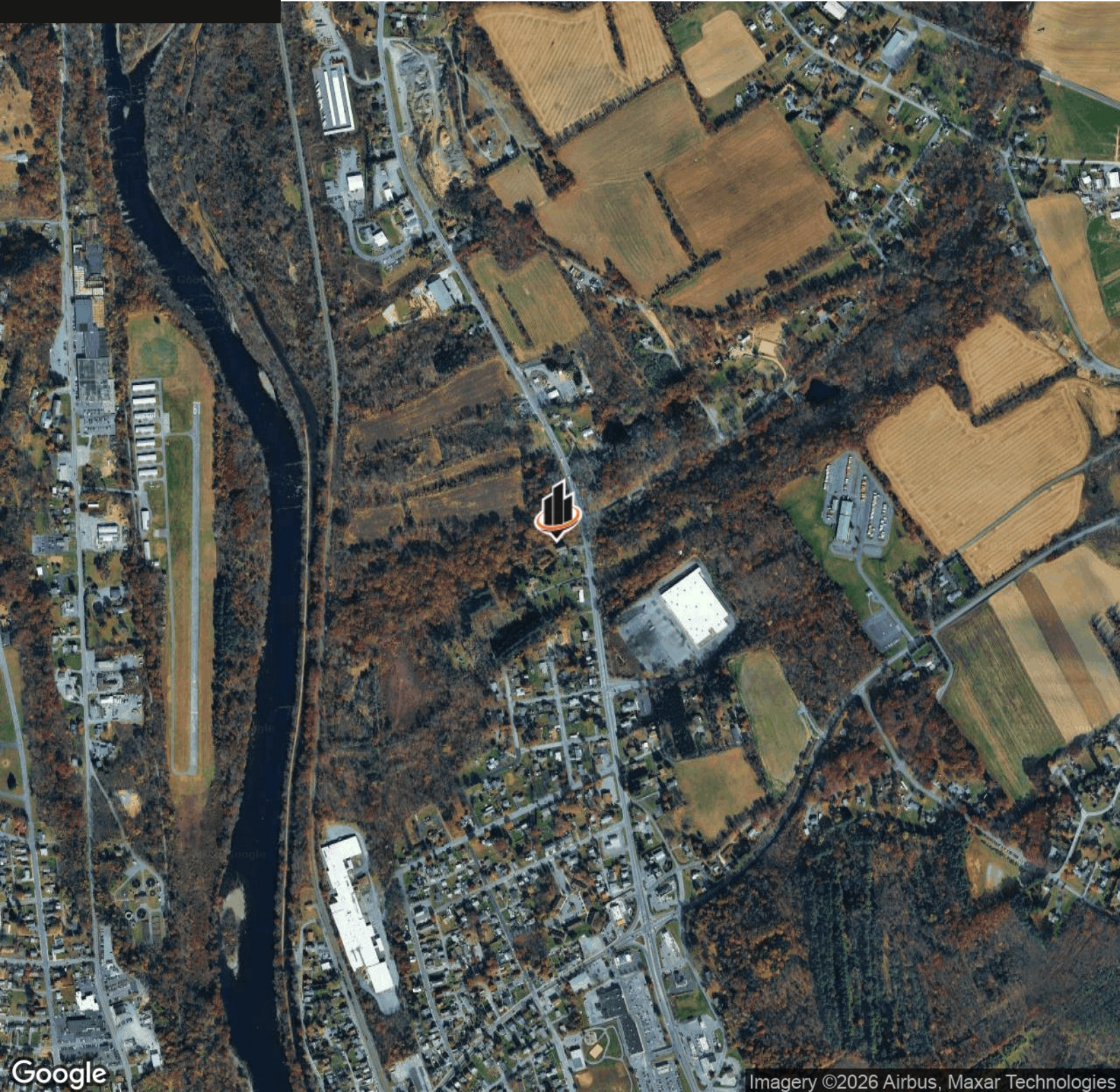
Cindy Miller
 Associate Advisor
 O: 484.245.1020
 cindy.miller@svn.com
 PA #RS284561





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Google

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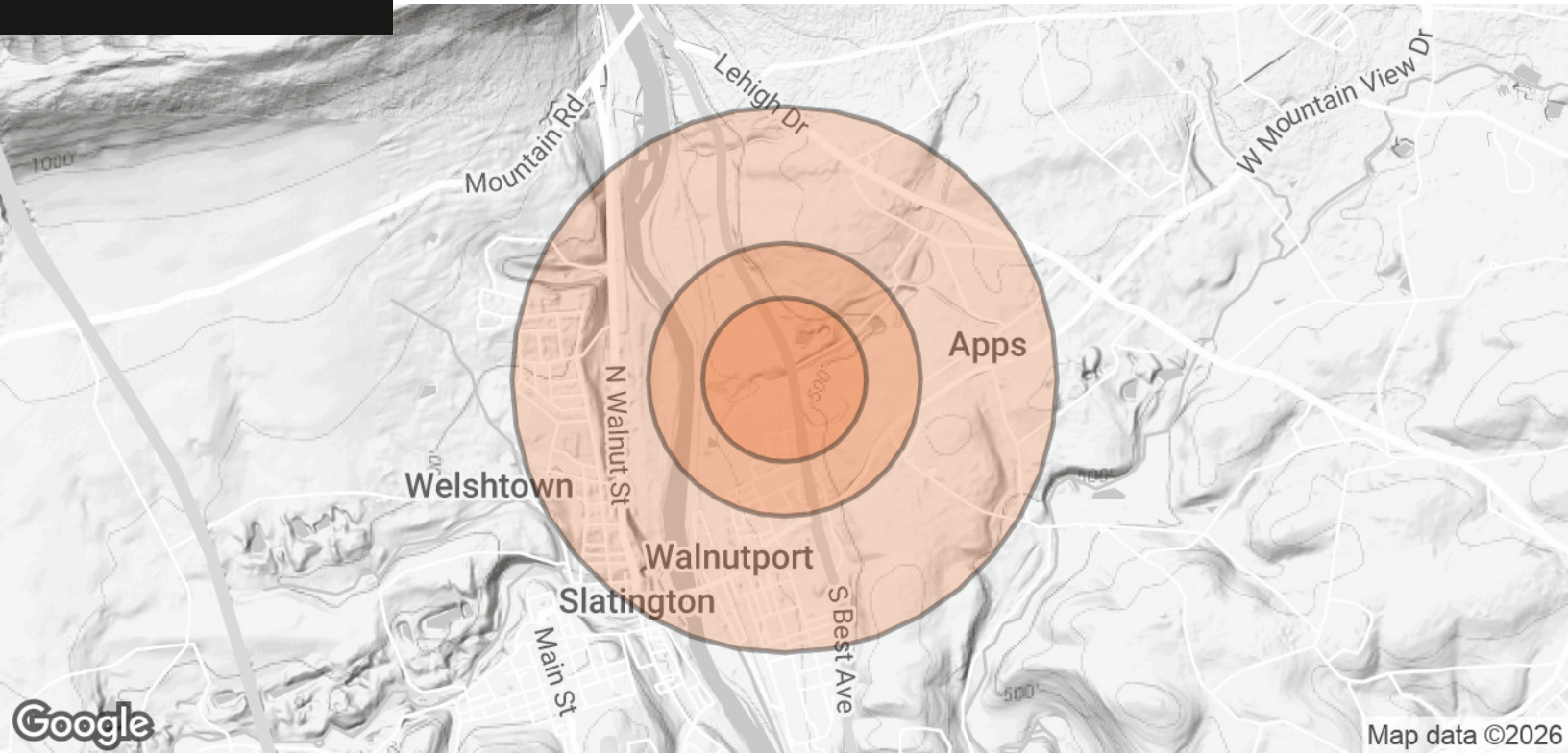
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	98	477	2,884
AVERAGE AGE	44	44	44
AVERAGE AGE (MALE)	43	43	43
AVERAGE AGE (FEMALE)	45	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	45	220	1,226
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$72,504	\$72,723	\$82,482
AVERAGE HOUSE VALUE	\$219,026	\$220,521	\$249,819

2020 American Community Survey (ACS)



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