

RETAIL STRIP CENTER FOR SALE

9,400 SF GLA

2374 Seipstown Rd
Fogelsville, PA 18051



kw
KELLERWILLIAMS.
REAL ESTATE

THE James Balliet
PROPERTY GROUP

EXECUTIVE SUMMARY

RETAIL STRIP CENTER FOR SALE

2374 Seipstown Rd · Fogelsville, PA · 18051



OFFERING SUMMARY

Sale Price:	\$1,300,000
Current Building Size:	9,400 SF
Lot Size:	3.88 Acres
Zoning:	RV- Rural Village
Market:	Lehigh Valley

LOCATION OVERVIEW

Property Site ideally located just minutes from Routes 78 and 100

James Balliet
610-972-6808

Keller Williams Allentown
610-435-1800

PROPERTY OVERVIEW

Located just 5 minutes from I-78, and only 7 minutes to downtown Fogelsville and high traffic Route 100, this strip center is ideally situated in the midst of new residential construction and townhomes nearby. With suites available for immediate occupancy, this is perfect for an owner-operator or 1031 Exchange buyer. Current tenants include a popular pizza restaurant and nail salon. ±2 acre adjoining lot also available for sale.

PROPERTY HIGHLIGHTS

- 9,400 SF GLA
- Zoned: Rural Village
- Great Location
- Near Major Thoroughfares

1605 N. Cedar Crest
Blvd, Ste 309
Allentown, PA 18104

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PROPERTY DETAILS & HIGHLIGHTS



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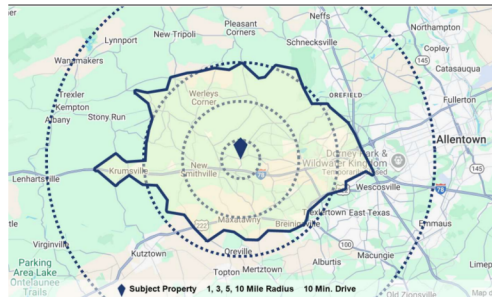
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DEMOGRAPHICS

RETAIL STRIP CENTER FOR SALE

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Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	989	7,084	28,045	168,169	32,297
5 Yr Growth	0.9%	0.9%	1.0%	0.7%	1.1%
Median Age	47	45	42	43	42
5 Yr Forecast	48	46	43	43	43
White / Black / Hispanic	92% / 1% / 4%	88% / 1% / 6%	78% / 3% / 9%	78% / 4% / 11%	76% / 3% / 9%
5 Yr Forecast	92% / 1% / 4%	88% / 1% / 5%	78% / 3% / 9%	78% / 4% / 11%	76% / 3% / 9%
Employment	259	3,146	18,157	111,625	17,242
Buying Power	\$47.8M	\$330.7M	\$1.1B	\$5.7B	\$1.3B
5 Yr Growth	3.5%	3.4%	2.0%	-0.2%	1.6%
College Graduates	35.1%	38.7%	44.5%	38.9%	50.4%
Household					
Households	362	2,700	10,271	64,084	11,877
5 Yr Growth	0.8%	0.8%	1.0%	0.7%	1.0%
Median Household Income	\$131,991	\$122,472	\$106,941	\$89,419	\$108,881
5 Yr Forecast	\$130,546	\$125,584	\$107,877	\$88,546	\$109,465
Average Household Income	\$151,269	\$144,972	\$134,593	\$115,932	\$133,448
5 Yr Forecast	\$150,017	\$147,505	\$135,064	\$115,785	\$133,539
% High Income (>\$75K)	81%	75%	66%	58%	68%
Housing					
Median Home Value	\$387,036	\$391,772	\$355,106	\$296,317	\$359,063
Median Year Built	1988	1988	1984	1980	1983
Owner / Renter Occupied	94% / 6%	85% / 15%	79% / 21%	77% / 23%	80% / 20%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles	10 Min. Drive
2024 Households by HH Income	361	2,700	10,279	11,877
<\$25,000	21 5.82%	110 4.07%	558 5.43%	746 6.28%
\$25,000 - \$50,000	15 4.16%	171 6.33%	1,015 9.88%	1,167 9.83%
\$50,000 - \$75,000	33 9.14%	385 14.26%	1,948 18.97%	1,896 15.96%
\$75,000 - \$100,000	33 9.14%	355 13.15%	1,285 12.51%	1,624 13.67%
\$100,000 - \$125,000	62 17.17%	366 13.56%	1,185 11.54%	1,423 11.98%
\$125,000 - \$150,000	59 16.34%	383 14.19%	1,042 10.15%	1,289 10.85%
\$150,000 - \$200,000	67 18.56%	403 14.93%	1,350 13.15%	1,679 14.14%
\$200,000+	71 19.67%	527 19.52%	1,887 18.37%	2,053 17.29%
2024 Avg Household Income	\$151,269	\$144,972	\$134,593	\$133,448
2024 Med Household Income	\$131,991	\$122,472	\$106,941	\$108,881



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