

FOR SALE

Willow Park Self Storage Land and Plans

2651 Willow Park Road
Bethlehem, PA 18020



- Land And Plans Available For 84,000 SF Self Storage Facility
- Two Buildings, Two Stories Each
- Growing Demographics And Strong Rental Rates In Local Market
- Asking Price: \$1,195,000

For information, please call or e-mail:

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SUMMARY

This 3.5 acre parcel of land will be delivered with full approvals in place for an 84,000 Gross Square Foot (approx. 63,840 Rentable Square Feet) self storage facility. Plans call for two, two-story buildings. Building one is 56,000 Gross Square Feet and Building two is 28,000 Gross Square Feet. The site is zoned General Commercial, and self storage is a use by right.

The site is located in close proximity to Routes 33, 22 and 78 in Bethlehem Township, Northampton County, in the growing Lehigh Valley. It is situated just off of Easton Avenue driving east out of Bethlehem, 3 miles to the northeast of the center of the city of Bethlehem, and 2.5 miles west of Route 33. The Average Annual Daily Traffic count for the intersection at Willow Park Road and Easton Avenue is 15,957. The average income within a 3-mile radius is approximately \$70,000. From 2000 to 2006, the population within 1 mile of the site grew by 9.09%.

Several major development projects are in various stages of planning at the interchange of Route 33 at Easton Avenue, including: a mixed use project with 800+ homes, a hotel and retail and office space; an active adult community; and a brand new hospital and medical campus scheduled to open in late 2009. (See news article following for details)

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FACT SHEET

Address:	2651 Willow Park Road Bethlehem, PA 18020
Municipality:	Bethlehem Township
County:	Northampton
Tax ID:	N7NW2-6-5-0205
Zoning:	GC – General Commercial
Acreage:	3.53 acres
Utilities:	Public Sewer/Public Water
Total Building SF:	84,000
Rentable SF:	63,840
Units:	625-750 (Current projection subject to final unit mix)
Sale Price:	\$1,195,000.00 \$14.23 / Gross SF \$18.72 / Rentable SF

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