


Available

# Prime 2.5 Acre Land Development

## 4046 Christian Spring Road, Bethlehem, Pennsylvania

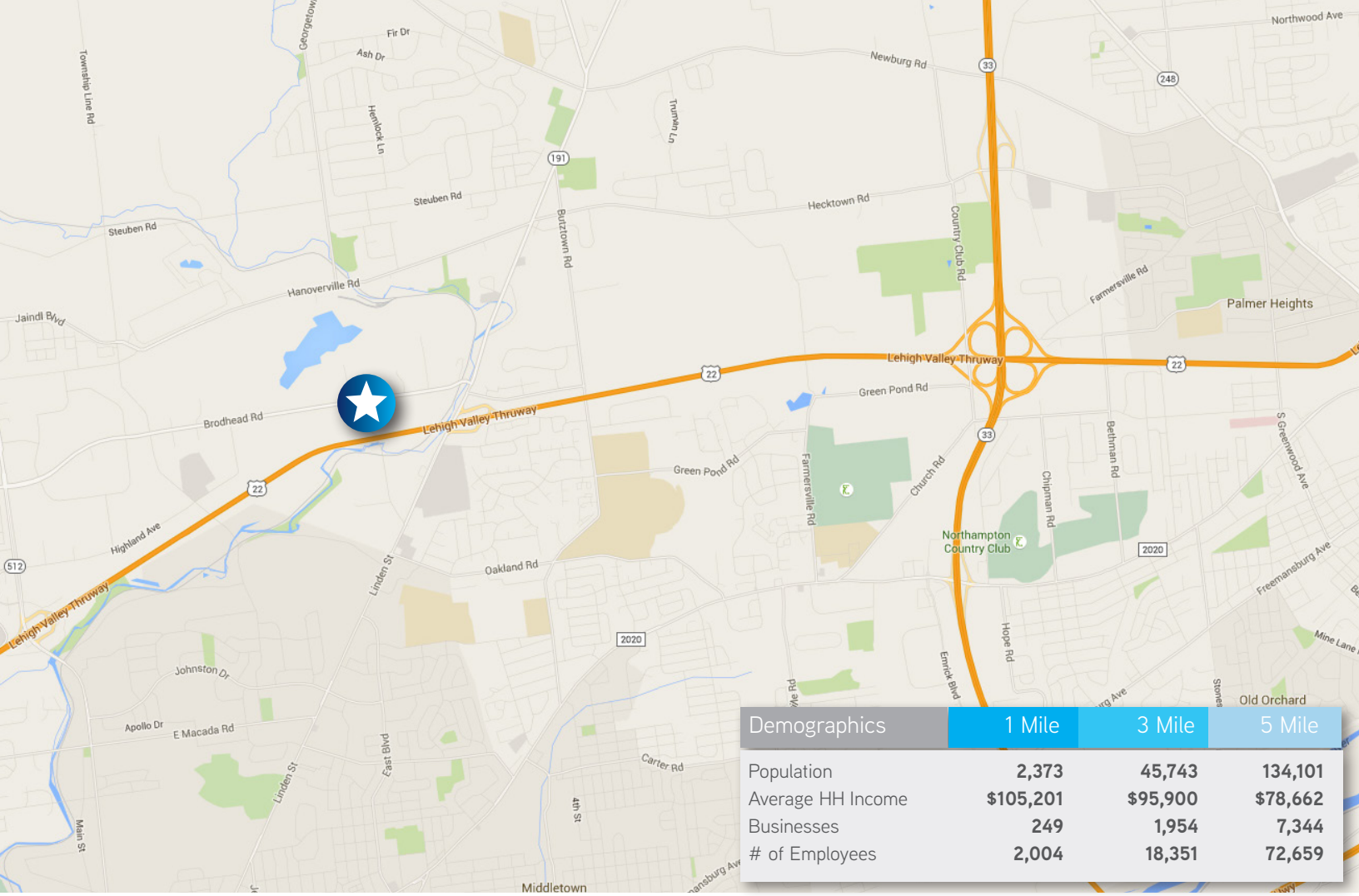
- 2.5+/- acres
- Approved for a 24,000 SF building with improved curbing, parking and driveway
- Incredible visibility from Route 22 eastbound and westbound
- Available utilities - water, sewer, and gas to site
- Traffic counts
  - Route 22: 73,000 PennDOT
- If desired, owner/developer has the ability to construct the building and lease to a tenant/user or sell as a packaged deal

FOR MORE INFORMATION, PLEASE CONTACT:

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| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Population | 2,373 | 45,743 | 134,101 |
| Average HH Income | $105,201 | $95,900 | $78,662 |
| Businesses | 249 | 1,954 | 7,344 |
| # of Employees | 2,004 | 18,351 | 72,659 |

## Conceptual Rendering




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