

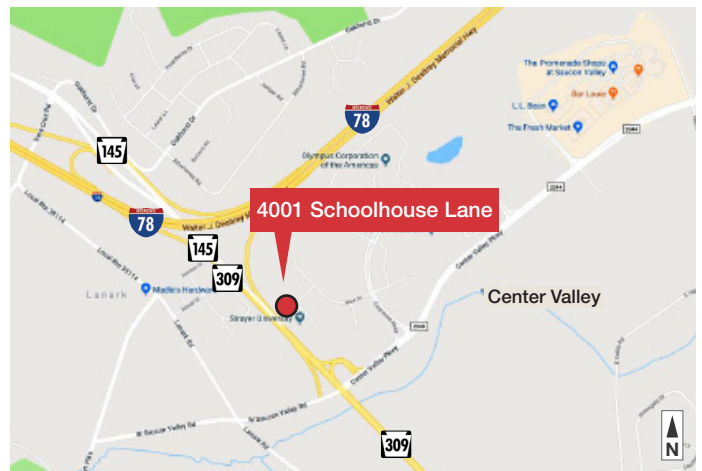
HIGHLY VISIBLE
PRIME
LOCATION



4001 Schoolhouse Lane Center Valley, Lehigh County, PA

Property Features

- 20,000± SF Class A office building with high-end finishes throughout, many upgrades, finished lower level, and elevator
- Additional 1,470± SF storage area in basement
- Conveniently located in a professional office park, Stabler Corporate Center, with ample corporate neighbors
- Sits on busy Route 309 with high visibility and prime signage opportunity
- High traffic counts over 51,000+ vehicles per day and excellent area demographics
- Easy access to Routes 309/I-78, 145 and 378
- Less than a mile to The Promenade Shops and ample area amenities nearby
- **PRICE REDUCED!** Sale Price: \$2,650,000
- Lease terms considered



For more information, please contact:

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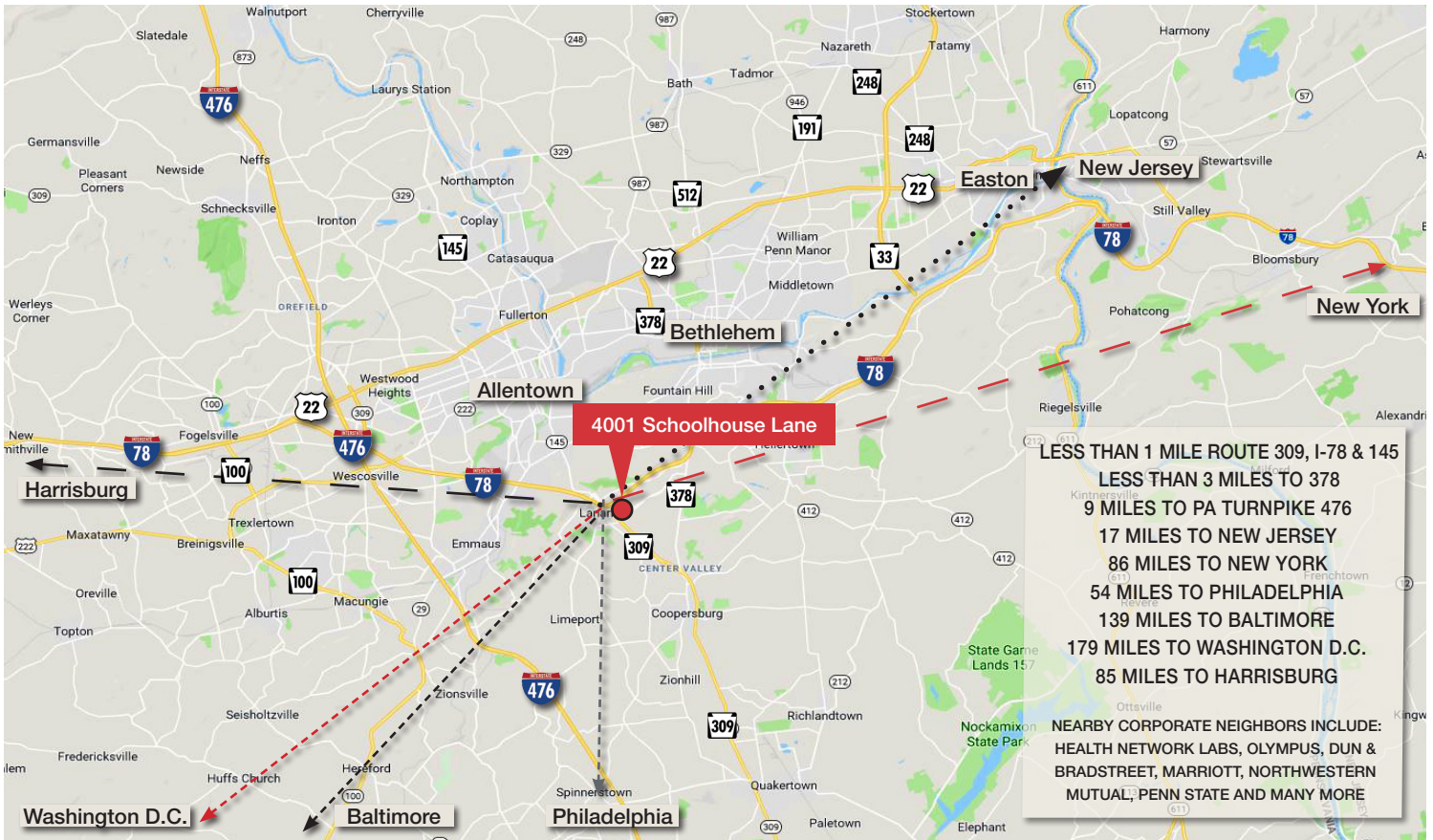
1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200

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EXCELLENT AREA DEMOGRAPHICS **HIGH VISIBILITY ON ROUTE 309**



4001 Schoolhouse Lane

Center Valley, Lehigh County, PA

AREA DEMOGRAPHICS



POPULATION
 1 MILE **1,613**
 3 MILE **34,325**
 5 MILE **164,795**



COMPANIES / EMPLOYEES
 1 MILE **71 / 1,471**
 3 MILE **794 / 10,897**
 5 MILE **4,843 / 90,300**



AVERAGE HH INCOME
 1 MILE **\$123,504**
 3 MILE **\$85,088**
 5 MILE **\$68,483**



TRAFFIC COUNTS - VPD
 ROUTE 309 **51,654**
 I-78 **75,389**



MEDIAN AGE
 1 MILE **43**
 3 MILE **39**
 5 MILE **34**



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CLASS A OFFICE BUILDING **HIGH-END FINISHES THROUGHOUT**



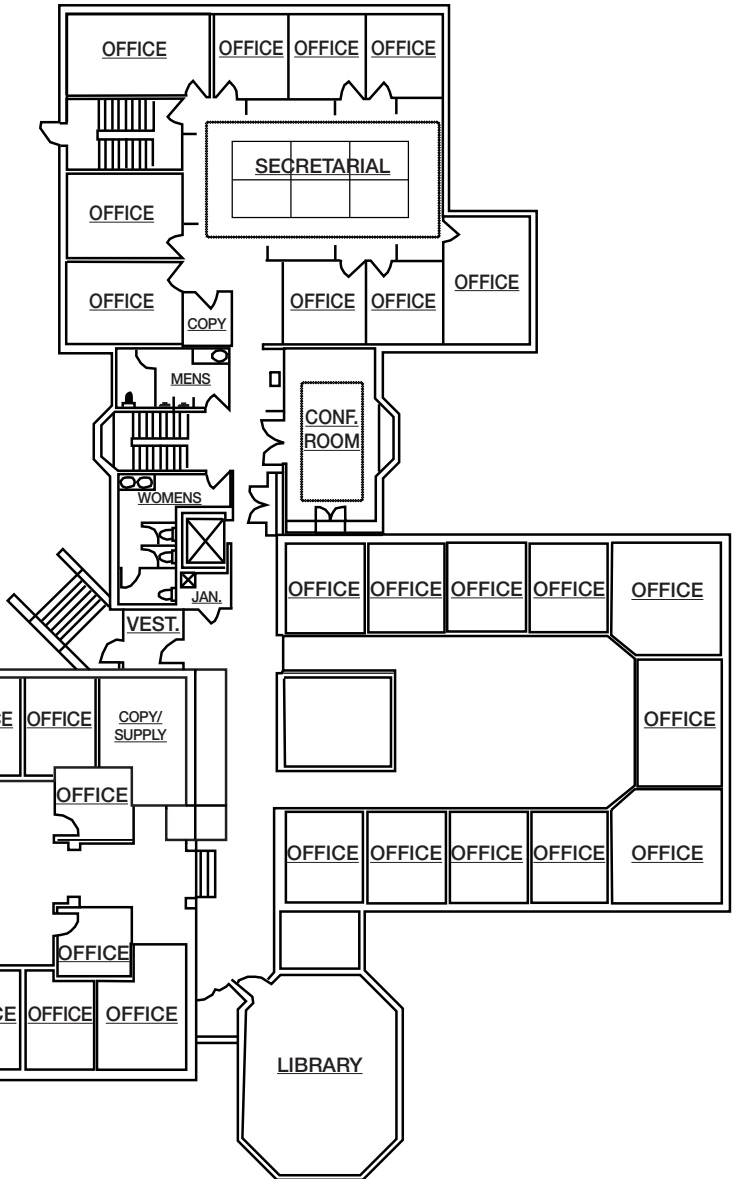
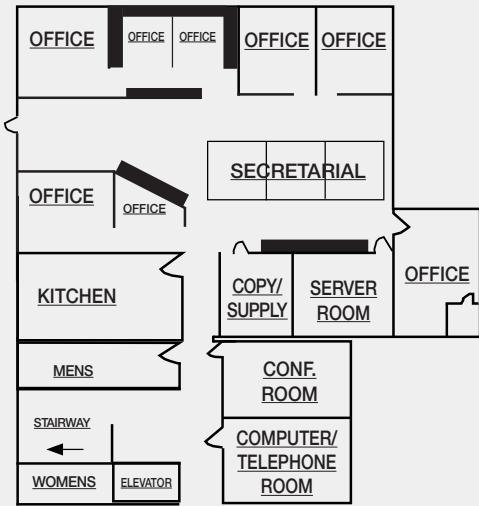
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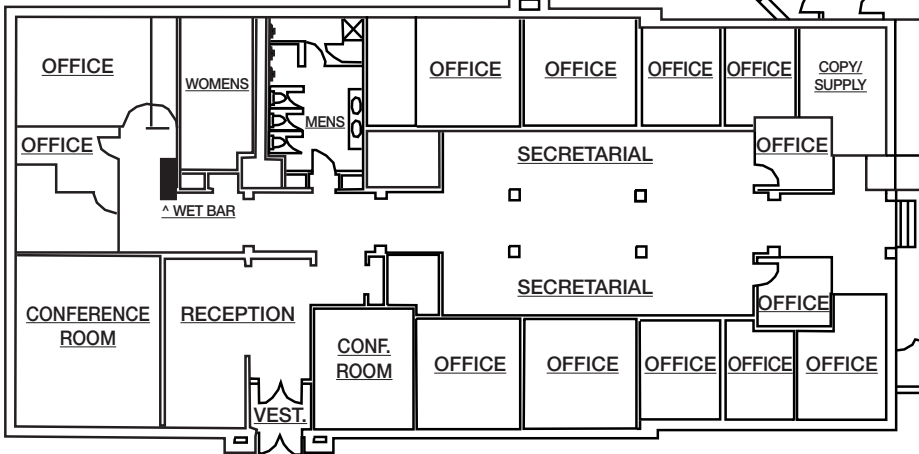
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CONVENIENTLY LOCATED **PROFESSIONAL PARK LOCATION**

Lower Level Floor Plan



First Floor Plan



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