



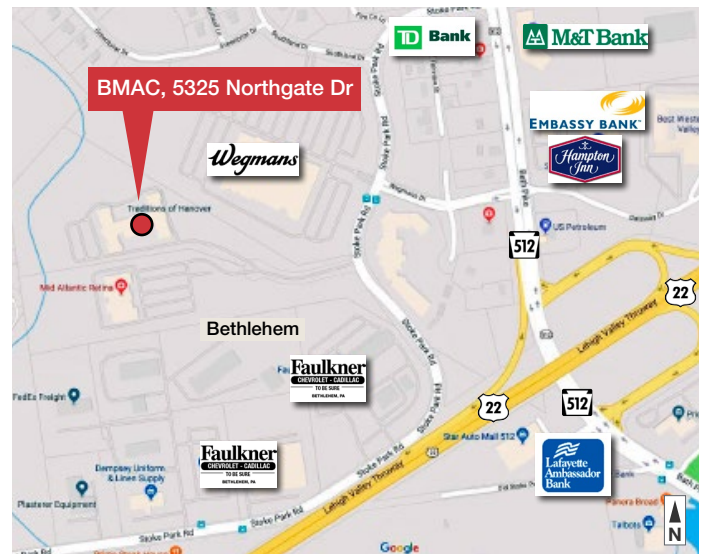
ideal  
**INVESTMENT  
LOCATION**

## Bethlehem Medical Arts Ctr

5325 Northgate Drive  
Bethlehem, Northampton County, PA

### Property Features

- 53,656 SF Two-story, Class A office building
- 84% Leased with a mix of medical and professional tenants
- Ample parking
- Located in a high residential area with excellent area demographics (see reverse)
- Variety of area amenities and corporate neighbors in immediate area
- Conveniently located directly off Route 512, behind Wegmans, with easy access to Routes 22, 33, 378 and the Lehigh Valley International Airport
- Sale Price: \$5,195,000
- [Click here to sign a Non-Disclosure Agreement for additional information.](#)



For more information, please contact:

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CLASS A OFFICE BUILDING **EXCELLENT LOCATION**



**5325 Northgate Drive**  
Bethlehem, Northampton County, PA

AREA **DEMOGRAPHICS**



**HOUSEHOLDS**  
1 MILE **2,758**  
3 MILE **26,053**  
5 MILE **65,147**



**COMPANIES**  
1 MILE **324**  
3 MILE **2,675**  
5 MILE **5,959**



**TRAFFIC COUNTS**  
RT 512 & 22 **25,000**  
RT 512 & T R 433 **18,146**



**AVERAGE HH INCOME**  
1 MILE **\$126,879**  
3 MILE **\$84,294**  
5 MILE **\$76,174**



**POPULATION**  
1 MILE **6,956**  
3 MILE **62,629**  
5 MILE **168,277**



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