

# 100 BRODHEAD ROAD

100 Brodhead Road, Bethlehem, PA 18017



## SPACE AVAILABLE

- 1,821 SF
- 2,100 SF
- 2,579 SF
- 5,076 SF



## DEMOGRAPHICS



Estimated Population:

**1 MILE** - 4,963    **3 MILES** - 44,835    **5 MILES** - 148,065



2028 Population Projections:

**1 MILE** - 5,121    **3 MILES** - 45,247    **5 MILES** - 149,184



Average Household Income:

**1 MILE** - \$130,274    **3 MILES** - \$129,751    **5 MILES** - \$114,164



Average Daily Traffic Counts:

**Route 22** - 72,568

## PROPERTY OVERVIEW

100 Brodhead Road is a 51,371 SF 2-story office building situated on a 4.64 acre lot in Bethlehem, PA. This building provides professional office space suitable for a range of businesses. Located on the fully signalized intersection of Rt 512 and Brodhead Road. 100 Brodhead Road features include: a glass atrium, flexible floor plan options, and retail & restaurants within walking distance. The property includes 214 parking spaces with a parking ratio of 4.5, offering convenient access for tenants and visitors.

## LEASING CONTACT

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JOIN



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| SUITE       | TENANT                        | SQ. FEET     |
|-------------|-------------------------------|--------------|
| <b>100</b>  | <b>AVAILABLE</b>              | <b>2,100</b> |
| <b>100A</b> | Bayada Home Health Care, Inc. | 3,833        |
| <b>100B</b> | Collateral Specialists, Inc.  | 1,520        |
| <b>130</b>  | <b>AVAILABLE</b>              | <b>1,821</b> |
| <b>140</b>  | Mariner Wealth Advisors, LLC  | 2,842        |

| SUITE       | TENANT                 | SQ. FEET     |
|-------------|------------------------|--------------|
| <b>140A</b> | <b>AVAILABLE</b>       | <b>2,579</b> |
| <b>150</b>  | <b>AVAILABLE</b>       | <b>5,076</b> |
| <b>160</b>  | OneGroup NY, Inc.      | 2,800        |
| <b>160A</b> | Elite Vision Care      | 2,000        |
| <b>200</b>  | Buzzi Unicem USA, Inc. | 26,750       |

**TOTAL 51,371 SF**

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