



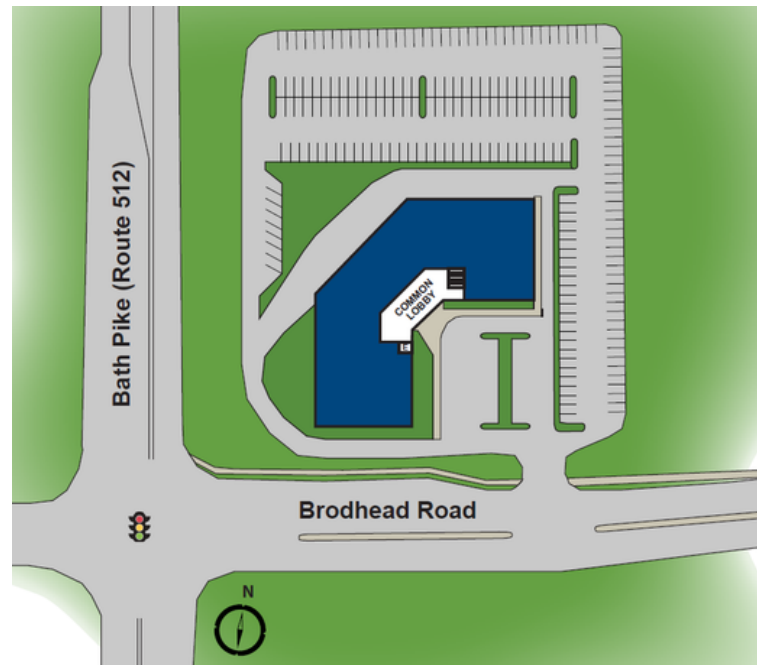
For lease

100 Brodhead Road
Bethlehem, PA 18017



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.



Space Available

- 2,000 SF
- 5,076 SF (divisible)
- 2,579 SF
- 1,821 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



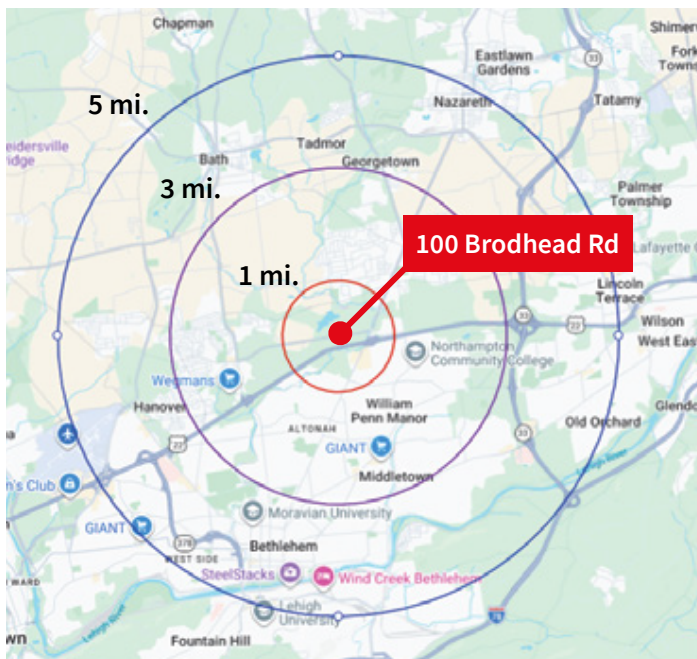
Average Household Income:

1 Mile | \$130,274 **3 Miles** | \$129,751 **5 Miles** | \$114,164



Average Daily Traffic Counts:

Route 22 | 72,568





Availabilities



Suite	Tenant	SF
100	Available	2,100
100A	Bayada Home Health Care, Inc.	3,833
100B	Collateral Specialists, Inc.	1,520
130	Available	1,821
140	Mariner Wealth Advisors, LLC	2,842
140A	Available	2,579
150	Available	5,076
160	OneGroup NY, Inc.	2,800
200	Buzzi Unicem USA, Inc.	26,750

Join



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