

JLL | waters RETAIL GROUP

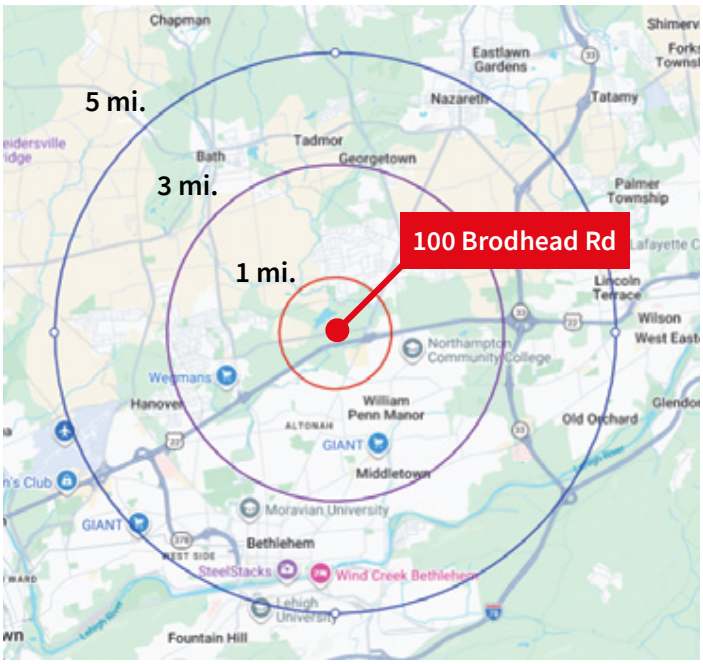
Advance with confidence.

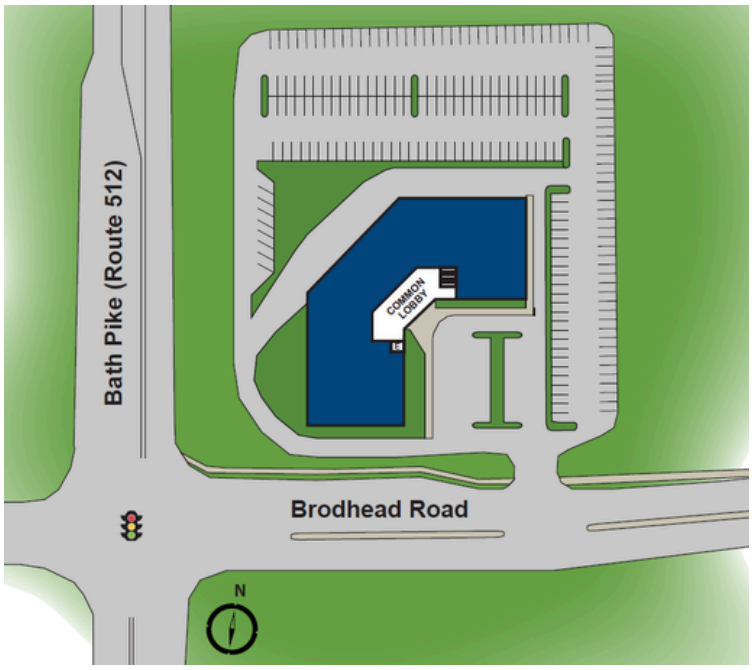
For lease

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**	**2,000**
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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