

2346 JACKSONVILLE ROAD

BETHLEHEM, PA • 18017



±15,050 SF **FOR SALE OR LEASE**



ABE KHAN | FRANCESCO CONIGLIARO | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

2346 Jacksonville Road, Bethlehem, PA is a 15,000 square-foot office space with easy access to Route 22 ($\pm 24,000$ VPD) and 378 ($\pm 11,000$ VPD). This space is available for purchase or lease, with neighboring retailers, such as Weis Markets, Harbor Freight, McDonalds, and Burger King.



POPULATION

3 MILE- 100,403
5 MILE- 228,998
7 MILE- 353,959



EMPLOYEES

3 MILE- 65,124
5 MILE- 106,969
7 MILE- 146,343



AVERAGE HHI

3 MILE- \$97,959
5 MILE- \$96,586
7 MILE- \$100,098



HOUSEHOLDS

3 MILE- 40,231
5 MILE- 87,892
7 MILE- 135,960



MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

