

# FOR LEASE 5,152 SQ.FT.



MARRIOTT COURTYARD PAD SITE  
2200 Emrick Boulevard, Bethlehem, PA 18020

## HIGHLIGHTS

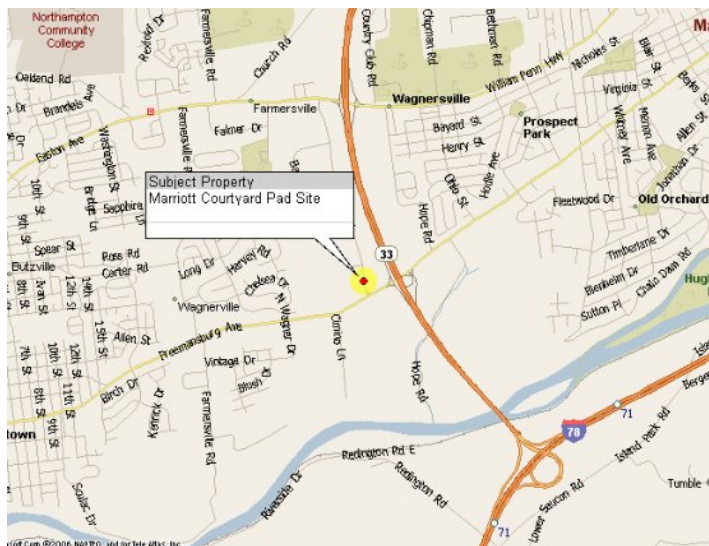
- On Growing Route 33 Corridor
- Near Proposed St. Luke's Hospital
- Close Proximity to Proposed Summit Lifestyle Ctr

Price Per Sq.Ft.	\$22.50
Max Contiguous Sq.Ft.	5,152
Building Sq.Ft.	
Occupancy	
Year Built	
Building Class	-

## PROPERTY DESCRIPTION

The property is located at the NW quadrant of the intersection of Route 33 and Freemansburg Avenue. The site enjoys good visibility from both Route 33 and Freemansburg Avenue. The site will be delivered rough graded with all parking, site lighting, and storm water improvements in place. It is located near the proposed 180 acre St. Luke's Hospital campus and the 1 million SF lifestyle center being developed by Bayer Forest City. The property is also located in the Lehigh Valley Industrial Park VI and is one of only four parcels in which restaurant sales are allowed.

The Lehigh Valley metro area is defined by the Census Bureau as the counties of Lehigh, Northampton and Carbon in PA as well as Warren County, NJ. The Lehigh Valley smashed through the 800,000 population mark during 2006 and ranks among the fastest growing regions in the Northeast, according to recently released Census dat



Exclusively Listed By:

Costas Hrousis, CCIM

Shawn Donahue

(484)245-1000  
costas.hrousis@svn.com

(484)245-1019  
shawn.donahue@svn.com

Visit the property website:  
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