

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540**

PROPERTY ADDRESS

**727 & 739 UNION BLVD
ALLENTOWN, PA**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

Summary of Pertinent Information

ADDRESS:	727 & 739 Union Boulevard
TOWNSHIP:	Allentown
COUNTY:	Lehigh
STATE:	Pennsylvania
ZONING:	B-3 Highway Business District
LOT SIZE:	727 Union Blvd: ± 1 acre 739 Union Blvd: ± .7 acres TOTAL: ± 1.7 acres
BUILDING SIZE:	First Floor Retail: ± 17,700 sq ft Mezzanine: ± 630 sq ft TOTAL: ± 18,330 sq ft
CONSTRUCTION:	Modern one story masonry block and steel clear span building with display windows, high ceilings, flat slightly pitched roof.
PROPERTY TYPE:	727 Union Blvd: Retail Building 739 Union Blvd: Adjacent Vacant Lot Ideal for Single Retail User or New Strip Center.
FRONTAGE:	± 265 feet, providing excellent Retail exposure on Union Blvd
LOADING:	One Tailgate
PARKING:	75 paved spots along the side and rear of the building, plus the adjacent lot.
CEILING HEIGHT:	15 feet to the underside of roof, 13 feet under the existing drop ceiling.
UTILITIES:	Public water, gas, sewer, electric on site
HVAC SYSTEM:	Central Air Conditioning & Gas Heat.

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TRAFFIC COUNT: 19,720 Annual Average Daily Traffic Count

SPRINKLER SYSTEM: None

TAX PARCEL: 727 Union Blvd: 640778785777 1
739 Union Blvd: 640778867792 1

ASSESSMENTS:

727 Union Blvd:
Land: \$211,000
Building: \$362,200
Total: \$573,200

739 Union Blvd
Land: \$131,100
Building: \$10,100
Total \$141,200

TAXES:

727 Union Blvd
Local: \$7,256.48
School: \$12,307.18
County: \$2,937.65
Total: \$22,501.31

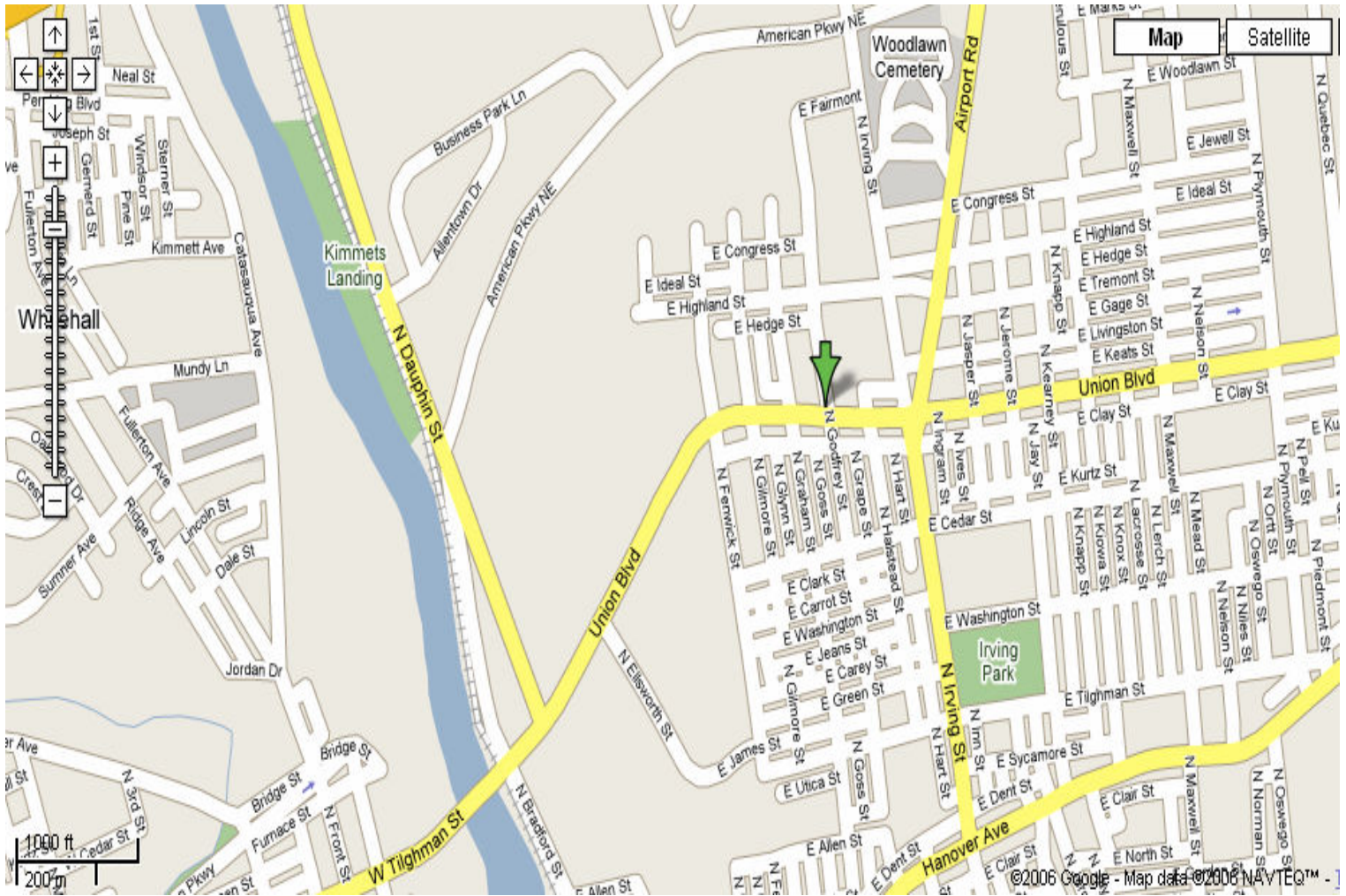
739 Union Blvd
Local: \$3,356.55
School: \$3,031.71
County: \$723.65
Total: \$7,111.91

MISCELLANEOUS: Retail location opportunity with high traffic and visibility. Major development is present in the area. Located conveniently within two blocks of Airport Road and just minutes from Route 22 & Interstate 476.

SALE PRICE: One Million Nine Hundred Thousand (\$1,900,000.00)

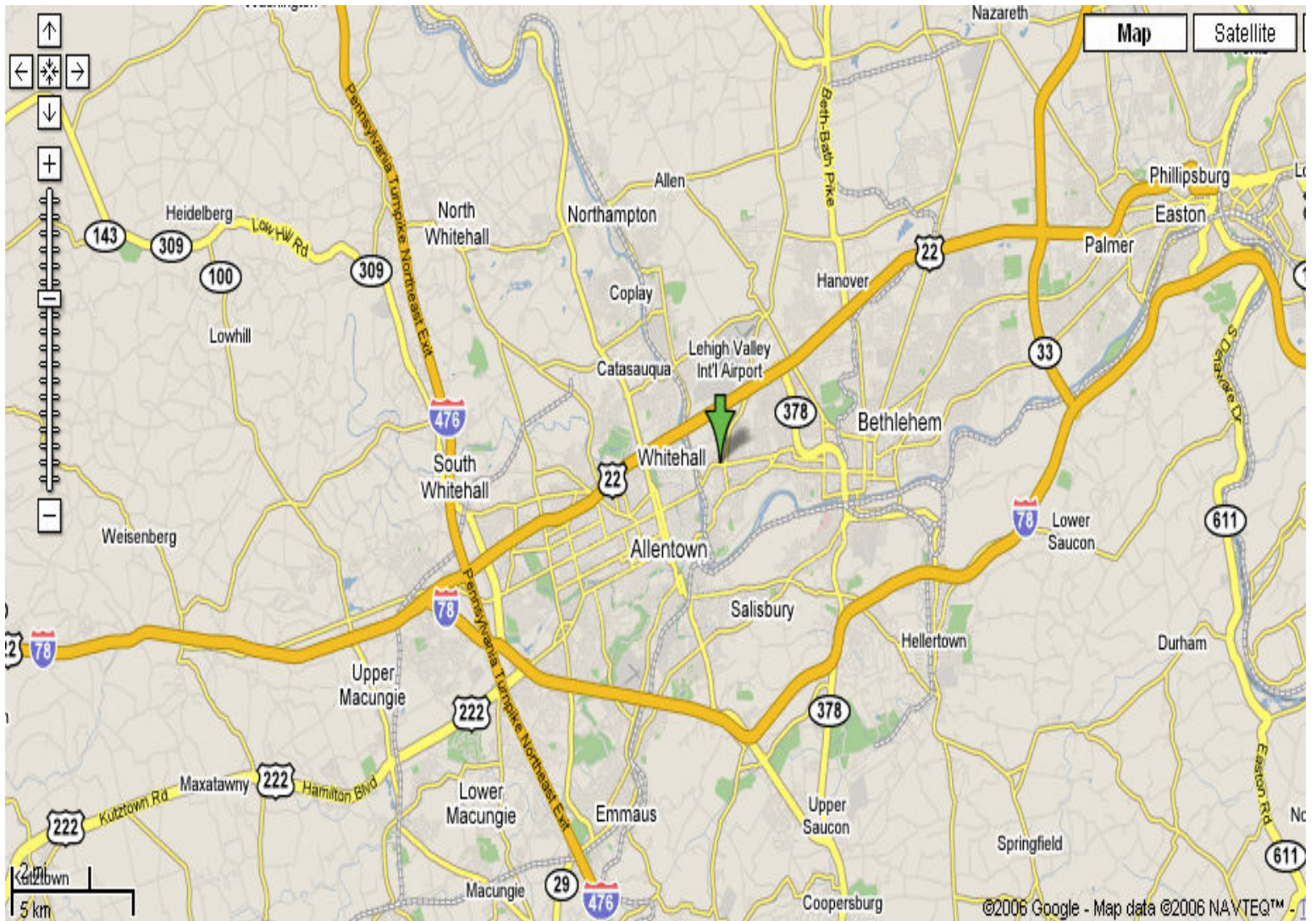
RENTAL RATE: \$15.00 per square foot triple net

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LOCAL MAP

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REGIONAL MAP

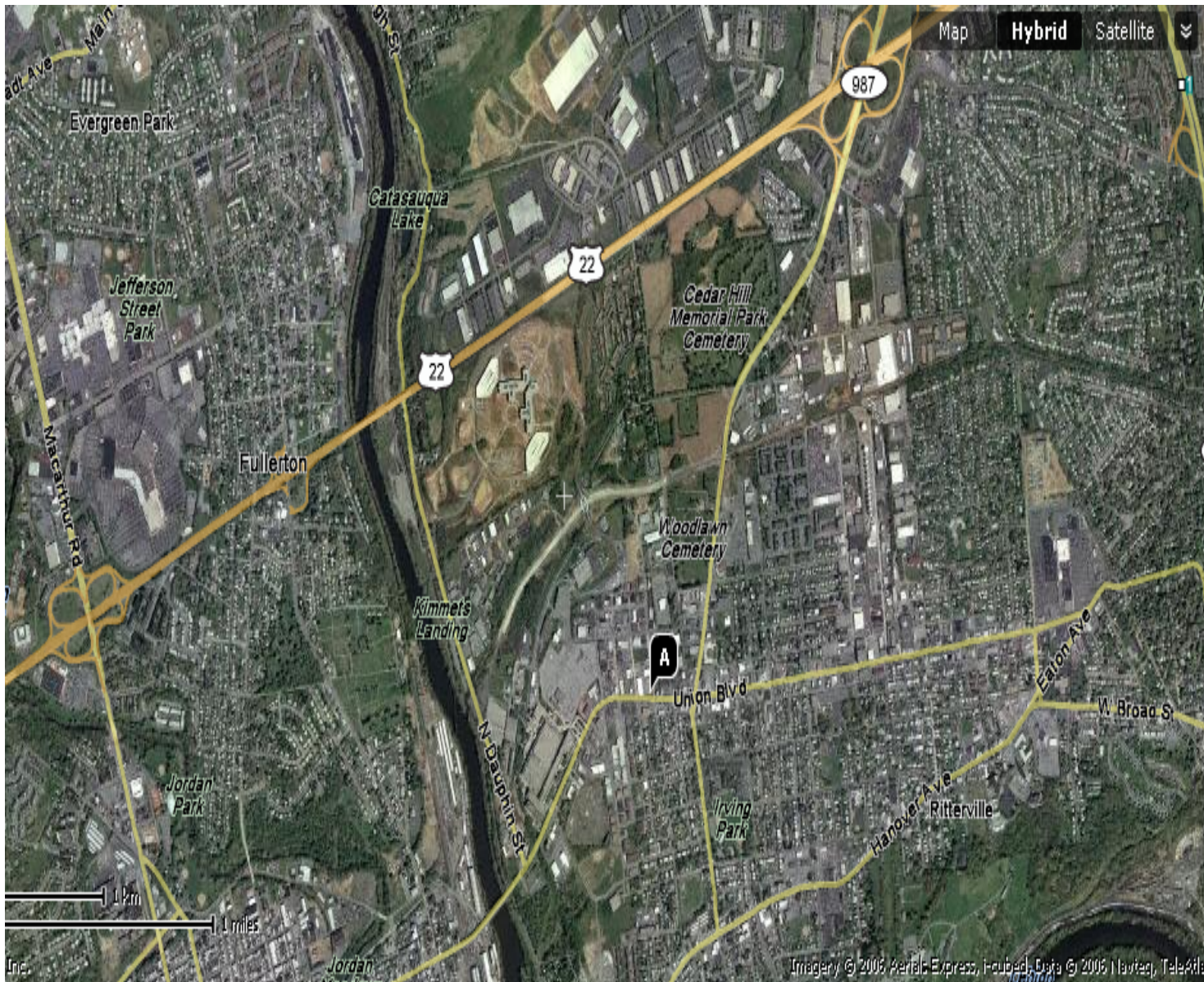
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AERIAL VIEW

1. **SUBJECT PROPERTY (727&739 Union Blvd)**
2. **WAWA WITH GAS SERVICE (911 Union Blvd)**
3. **DUNKIN DONUTS (709 Union Blvd)**
4. **CVS (728 Union Blvd)**
5. **WACHOVIA BANK (943 Union Blvd)**
6. **AGERE SYSTEMS (555 Union Blvd)**
7. **WENDYS (755 Union Blvd)**
8. **TACO BELL (776 Union Blvd)**

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AERIAL VIEW #2

A. SUBJECT PROPERTY

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727&739 Union Blvd Allentown, PA Demographics

Population	1-mi.	3-mi.	5-mi.
2005 Male Population	5,581	57,262	120,241
2005 Female Population	5,899	61,304	130,033
% 2005 Male Population	48.61%	48.30%	48.04%
% 2005 Female Population	51.39%	51.70%	51.96%
2005 Age 0-5	950	10,286	19,516
2005 Age 6-13	1,116	14,287	27,368
2005 Age 14-17	509	6,403	12,737
2005 Age 18-20	435	4,559	13,003
2005 Age 21-24	659	7,112	16,473
2005 Age 25-29	838	8,183	16,026
2005 Age 30-34	836	8,484	16,530
2005 Age 35-39	821	8,568	17,350
2005 Age 40-44	876	8,754	18,272
2005 Age 45-49	748	7,720	16,874
2005 Age 50-54	694	6,652	14,851
2005 Age 55-59	514	5,501	12,370
2005 Age 60-64	456	4,460	9,872
2005 Age 65-69	422	4,037	8,802
2005 Age 70-74	509	4,247	9,242
2005 Age 75-79	482	4,030	8,918
2005 Age 80-84	329	2,933	6,613
2005 Age 85+	285	2,351	5,458
2005 White Population	8,937	89,232	201,804
2005 Black Population	734	8,064	12,405
2005 Asian/Hawaiian/Pacific Islander	332	2,600	5,716
2005 American Indian/Alaska Native	22	394	661
2005 Other Population (Incl 2+ Races)	1,454	18,276	29,689
2005 Hispanic Population	2,063	28,106	44,875
2005 Non-Hispanic Population	9,417	90,460	205,400
% 2005 White Population	77.86%	75.26%	80.63%
% 2005 Black Population	6.39%	6.80%	4.96%
% 2005 Asian/Hawaiian/Pacific Islander	2.89%	2.19%	2.28%
% 2005 American Indian/Alaska Native	0.19%	0.33%	0.26%
% 2005 Other Population (Incl 2+ Races)	12.67%	15.41%	11.86%
% 2005 Hispanic Population	17.97%	23.70%	17.93%
% 2005 Non-Hispanic Population	82.03%	76.30%	82.07%
2000 Non-Hispanic White	8,179	80,618	183,203
2000 Non-Hispanic Black	623	6,599	9,836
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	204	286

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2000 Non-Hispanic Asian	386	2,410	5,243
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	58	98
2000 Non-Hispanic Some Other Race	4	145	301
2000 Non-Hispanic Two or More Races	324	2,077	3,927
% 2000 Non-Hispanic White	85.95%	87.52%	90.29%
% 2000 Non-Hispanic Black	6.55%	7.16%	4.85%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.22%	0.14%
% 2000 Non-Hispanic Asian	4.06%	2.62%	2.58%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.06%	0.05%
% 2000 Non-Hispanic Some Other Race	0.04%	0.16%	0.15%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	7,622	49,153	89,436
Total Establishments	605	3,864	7,486
2005 Total Population	11,480	118,566	250,275
2005 Total Households	4,789	47,093	98,087
Population Change 1990-2005	100	1,587	11,861
Household Change 1990-2005	235	-22	4,318
% Population Change 1990-2005	0.88%	1.36%	4.97%
% Household Change 1990-2005	5.16%	-0.05%	4.60%
Population Change 2000-2005	236	1,109	6,546
Household Change 2000-2005	114	288	1,896
% Population Change 2000-2005	2.10%	0.94%	2.69%
% Households Change 2000-2005	2.44%	0.62%	1.97%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	5,116	50,795	102,626
2000 Occupied Housing Units	4,686	46,853	96,234
2000 Owner Occupied Housing Units	2,759	26,179	59,027
2000 Renter Occupied Housing Units	1,927	20,674	37,206
2000 Vacant Housing Units	430	3,942	6,392
% 2000 Occupied Housing Units	91.59%	92.24%	93.77%
% 2000 Owner Occupied Housing Units	53.93%	51.54%	57.52%
% 2000 Renter Occupied Housing Units	37.67%	40.70%	36.25%
% 2000 Vacant Housing Units	8.41%	7.76%	6.23%

Income	1-mi.	3-mi.	5-mi.
2005 Median Household Income	\$37,127	\$37,481	\$40,687
2005 Per Capita Income	\$19,787	\$19,387	\$21,559
2005 Household Income < \$10,000	315	4,209	7,827
2005 Household Income \$10,000-\$14,999	457	4,061	7,786
2005 Household Income \$15,000-\$19,999	303	3,955	7,463
2005 Household Income \$20,000-\$24,999	421	3,526	6,944
2005 Household Income \$25,000-\$29,999	337	3,251	6,341
2005 Household Income \$30,000-\$34,999	419	3,141	6,278
2005 Household Income \$35,000-\$39,999	336	2,826	5,636
2005 Household Income \$40,000-\$44,999	337	2,897	5,585
2005 Household Income \$45,000-\$49,999	265	2,512	5,075
2005 Household Income \$50,000-\$59,999	572	5,037	9,877
2005 Household Income \$60,000-\$74,999	460	4,890	11,035

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Demographics

2005 Household Income \$75,000-\$99,999	317	3,959	9,834
2005 Household Income \$100,000-\$124,999	174	1,448	3,948
2005 Household Income \$125,000-\$149,999	34	607	1,988
2005 Household Income \$150,000-\$199,999	24	487	1,375
2005 Household Income \$200,000-\$249,999	7	72	265
2005 Household Income \$250,000-\$499,999	12	207	793
2005 Household Income \$500,000+	n/a	7	36
2005 Household Income \$200,000+	19	286	1,094
% 2005 Household Income < \$10,000	6.58%	8.94%	7.98%
% 2005 Household Income \$10,000-\$14,999	9.54%	8.62%	7.94%
% 2005 Household Income \$15,000-\$19,999	6.33%	8.40%	7.61%
% 2005 Household Income \$20,000-\$24,999	8.79%	7.49%	7.08%
% 2005 Household Income \$25,000-\$29,999	7.04%	6.90%	6.46%
% 2005 Household Income \$30,000-\$34,999	8.75%	6.67%	6.40%
% 2005 Household Income \$35,000-\$39,999	7.01%	6.00%	5.75%
% 2005 Household Income \$40,000-\$44,999	7.04%	6.15%	5.69%
% 2005 Household Income \$45,000-\$49,999	5.53%	5.33%	5.17%
% 2005 Household Income \$50,000-\$59,999	11.94%	10.70%	10.07%
% 2005 Household Income \$60,000-\$74,999	9.60%	10.38%	11.25%
% 2005 Household Income \$75,000-\$99,999	6.62%	8.41%	10.03%
% 2005 Household Income \$100,000-\$124,999	3.63%	3.07%	4.03%
% 2005 Household Income \$125,000-\$149,999	0.71%	1.29%	2.03%
% 2005 Household Income \$150,000-\$199,999	0.50%	1.03%	1.40%
% 2005 Household Income \$200,000-\$249,999	0.15%	0.15%	0.27%
% 2005 Household Income \$250,000-\$499,999	0.25%	0.44%	0.81%

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