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OFFERING MEMORANDUM | FOR SALE

ROUTE 512 OWNER-USER OPPORTUNITY

Commercial + Residential Flexibility

402 W Moorestown Road
Bushkill Township | Nazareth, PA 18064

\$399,900

Approx. \$83.57/SF based on 4,785 SF reported total building area



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SAM DEL ROSARIO
GROUP

THE OPPORTUNITY

Own the location. Control the occupancy.

402 W Moorestown Road is a highly visible Route 512 owner-user opportunity combining an established professional/healthcare layout, upper-level residential configuration, on-site parking and a detached three-car garage.

Formerly operated as a chiropractic and rehabilitation office, the main commercial level is configured with reception and waiting areas, multiple private treatment or consultation rooms, open rehabilitation/flex space, two restrooms, administrative areas and support space. The upper level contains an existing three-bedroom residential configuration with eat-in kitchen, full bath and laundry.



4,785

SF REPORTED TOTAL
BUILDING AREA

0.883

ACRES / 38,448 SF LOT

720

SF DETACHED GARAGE PER
CRS

\$4,796

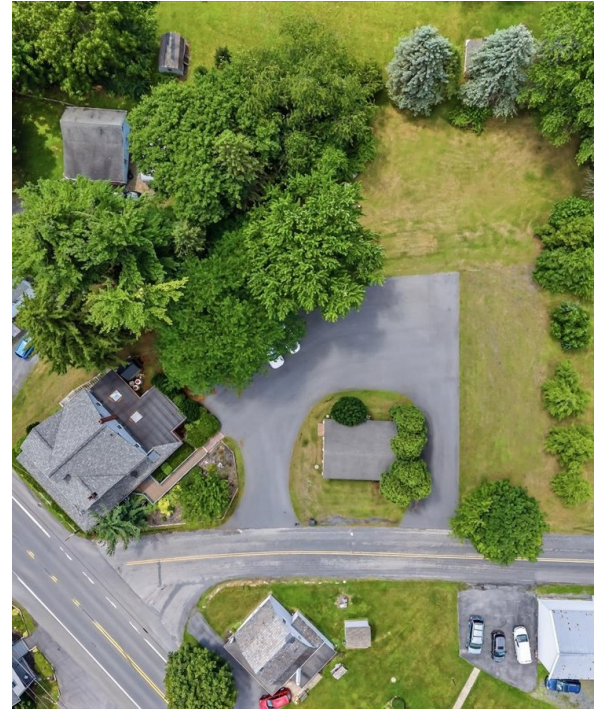
2026 REPORTED ANNUAL TAXES

Positioned for medical, wellness, counseling, personal-service, professional-office and other qualifying owner-users - with residential flexibility above.

ASSET PROFILE

Freestanding mixed-use functionality on a prominent corner

ASKING PRICE	\$399,900
REPORTED BUILDING AREA	Approx. 4,785 SF
LOT AREA	0.883 AC / 38,448 SF
REPORTED FRONTAGE	Approx. 177 FT
YEAR BUILT	1950
OCCUPANCY	Vacant; immediate possession
FORMER USE	Chiropractic / rehabilitation office
UPPER LEVEL	Existing 3-bedroom residential configuration
GARAGE	Detached 3-car garage; CRS reports 720 SF
PARKING	Paved on-site parking; count to be independently verified
WATER / SEWER	Private well / on-site septic per owner CPI and MLS
ELECTRIC	400 AMP / 220V per owner CPI and MLS
HEAT / COOLING	Electric + propane heat; central + wall/window A/C
ROOF	Architectural fiberglass/asphalt; approx. 5 years old per owner CPI
TAXES	\$4,795.88 reported for 2026
ZONING	Village District / owner CPI notes Village Commercial; buyer to verify



Aerial view highlights the corner setting, paved circulation area and detached garage.

\$83.57/SF

ASKING BASIS ON REPORTED 4,785 SF TOTAL BUILDING AREA

No current rental income is represented. The offering is positioned primarily for an owner-user or adaptive-reuse purchaser rather than as a stabilized income property.

NAZARETH / BATH CORRIDOR

Regional growth. Local visibility. Route 33 connectivity.



~3 mi

ROUTE 33 ACCESS PER MLS DIRECTIONS

708,644

LEHIGH + NORTHAMPTON POPULATION
REPORTED BY LVPC

7.7%

LEHIGH VALLEY OFFICE VACANCY - Q1
2026

\$102.9K

18064 MEDIAN HOUSEHOLD INCOME -
THIRD-PARTY SNAPSHOT

STRATEGIC ACCESS

- Corner exposure at W Moorestown Road (PA Route 512) and Clearfield Road.
- Direct Route 512 connection to Bath, Moorestown, Wind Gap and the Route 33 interchange.
- Convenient access to Nazareth, Easton, Bethlehem and broader Lehigh Valley employment centers.
- Route 512 is a PennDOT-maintained state highway through Bushkill Township.

REGIONAL DEMAND CONTEXT

The Lehigh Valley's office vacancy rate held at approximately 7.7% in Q1 2026, while the regional population exceeded 708,000. LVEDC also reported the Lehigh Valley was named the No. 1 mid-sized U.S. market for economic development for the second time in three years.

Sources: Lehigh Valley Economic Development Corp. Q1 2026 Commercial Real Estate Report; Lehigh Valley Planning Commission population update; Realmo 18064 demographic snapshot; MLS #781605. Market data is contextual only.

SELECTED ACTIVE LISTINGS

Selected nearby asking-price context

The subject's \$399,900 asking price equates to approximately \$83.57/SF on the reported 4,785 SF total building area. The selected listings below are active asking-price references only - not closed comparables - and have not been adjusted for use, condition, income, parking, zoning, location or building-area allocation.

402 W Moorestown Rd Subject 4,785 SF reported		\$83.57/SF
328 E Lawn Rd Nazareth 5,867 SF asking \$800,000		\$136.36/SF
49 N Broad St Nazareth 2,772 SF mixed-use asking \$495,000		\$178.57/SF

\$12.00/SF/YR

CURRENT ASKING RENT AT 39 S MAIN ST, NAZARETH - 3,000 SF
MEDICAL/OFFICE/RETAIL, DOUBLE NET

OWNER-USER THESIS

Control occupancy costs and build equity in the operating location.

Financing terms, tax treatment and occupancy economics vary by buyer.
Consult lender, CPA and advisors.

Selected active asking data: Realmo, 328 E Lawn Rd and 49 N Broad St; LoopNet, 39 S Main St. Checked Aug. 9, 2026. Asking prices/rents may change without notice and are not evidence of closed market value.

MAIN LEVEL

Established professional / healthcare functionality



EXISTING CONFIGURATION

- Reception and waiting areas
- Multiple private treatment / consultation rooms
- Large open rehabilitation / exercise / collaborative area
- Administrative and support space
- Two main-level restrooms
- Multiple entries, including a ramped exterior approach

POTENTIAL OWNER-USER PROFILES

Medical / Dental

Chiropractic

Physical Therapy

Counseling

Wellness

Professional Office

Legal / Accounting

Insurance

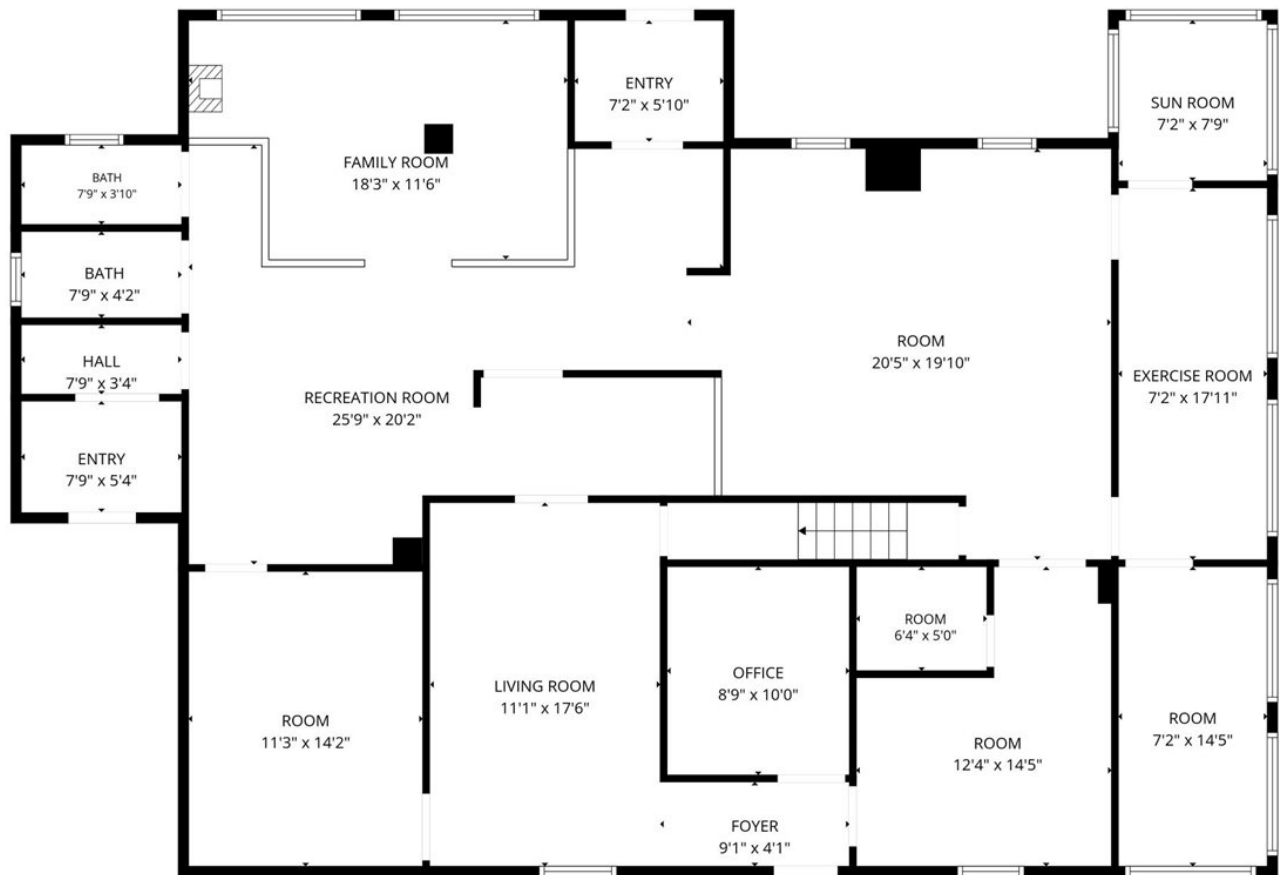
Personal Services

Specialty Retail

All uses are subject to zoning, parking, septic capacity, building-code, accessibility and municipal approvals applicable to the purchaser's intended use.

CONCEPTUAL LAYOUT

Flexible room configuration for professional use

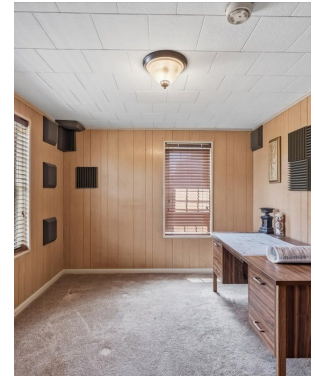
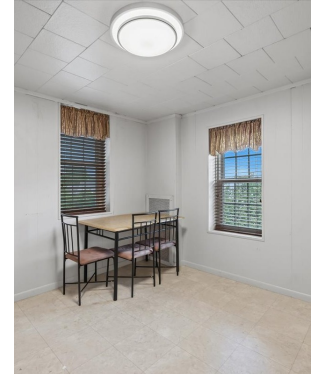
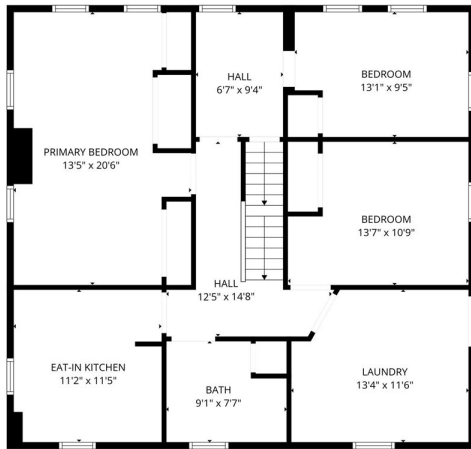


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor plan generated by CubiCasa. Room names reflect automated/residential labeling and should be interpreted in the context of the property's former professional use. Measurements are approximate and not guaranteed. Buyer should independently verify square footage, dimensions, permitted occupancy and intended use.

RESIDENTIAL FLEXIBILITY

Existing three-bedroom upper-level configuration



CONFIGURATION

- Three bedrooms
- Eat-in kitchen
- Full bathroom
- Dedicated laundry room
- Separate upper-level circulation

OWNER CPI REPORTS ONE SECOND-FLOOR RESIDENTIAL DWELLING UNIT AND AN OCCUPANCY PERMIT.

The offering does not represent approval for any specific future occupancy, rental arrangement or buyer use. Purchaser must verify zoning, certificate/occupancy status and municipal requirements.

31'8" x 27'2"

APPROX. ATTIC FOOTPRINT SHOWN ON CUBICASA PLAN

2 Areas

BASEMENT / STORAGE AREAS SHOWN ON CUBICASA PLAN

DUE DILIGENCE FRAMEWORK

Mixed-use positioning supported by current ordinance - subject to Township verification

ZONING CONTEXT

MLS #781605 identifies the property as Village District. The owner Commercial Property Information Sheet describes the zoning as Village Commercial, marks the current use as conforming and indicates an occupancy permit exists.

Bushkill Township's 2025 zoning amendment added "Mixed use building" to Village District Section 602. The amendment identifies professional services, medical/dental office, business or administrative office, retail, specialty/personal service, repair service and certain food/beverage uses among commercial components that can be combined with upper-floor residential use, subject to ordinance standards and municipal review.

IMPORTANT: Third-party CRS coding identifies "NC-Neighborhood Commercial," which conflicts with the MLS/owner documentation. The Township official zoning determination should control. No zoning opinion is being rendered in this memorandum.

OWNER-REPORTED INFRASTRUCTURE

ROOF	Approx. 5 years old; architectural fiberglass/asphalt
ELECTRIC	400 AMP / 220V
HEATING	Electric and on-site propane
COOLING	Central electric + wall/window units
WATER HEATER	80-gallon electric
WATER	Well on property
SEWER	On-site septic; owner notes tank pumped approx. 2 years prior
GARAGE	Detached 3-car garage; 3 overhead doors reported
RESIDENTIAL	One second-floor dwelling unit reported on owner CPI

BUYER VERIFICATION PRIORITIES

- Official zoning district and permitted use
- Residential occupancy / rental approval
- Parking count and compliance
- Commercial vs. residential square footage
- Well and septic design/capacity
- Accessibility / change-of-use requirements
- Roof / mechanical documentation
- Propane lease terms
- Survey, easements and site-plan history

Sources: MLS #781605; owner-supplied PAR Commercial Property Information Sheet dated April 7, 2026; Bushkill Township Zoning Ordinance Amendment 2025. Municipal and code matters must be independently verified.

POTENTIAL PATHS

One property. Multiple owner-user strategies.

01

Healthcare / Wellness Owner-User

Leverage the existing reception, treatment-room and open rehabilitation configuration for chiropractic, physical therapy, counseling, wellness, medical/dental or complementary practitioners, subject to use approvals.

02

Professional Services HQ

Adapt the room count and reception infrastructure for legal, accounting, insurance, real estate, financial, engineering, architecture or other service-based businesses.

03

Business + Residential Flexibility

Operate on the commercial level while retaining upper-level residential utility for owner occupancy, employee housing or rental consideration, only as permitted and approved.

04

Adaptive Reuse

The Village District mixed-use framework may support specialty retail, personal service and other qualifying uses. Buyer should confirm parking, septic capacity, accessibility and any change-of-use obligations before relying on a concept.



Detached garage adds enclosed parking, storage or operational flexibility, subject to intended use and approvals.

FOR SALE

402 W Moorestown Road

\$399,900

ASKING PRICE

PROPERTY	Freestanding commercial / mixed-use configuration
OCCUPANCY	Vacant
POSSESSION	Immediate / negotiable
INCOME	No current rental income represented
INCLUDED	Real estate, detached garage, attached fixtures and built-in systems
EXCLUDED	Former business, trade fixtures, equipment, furniture, inventory and personal property unless specifically agreed

Offers and due-diligence requests should be directed to the listing team. Seller reserves the right to accept an offer at any time. Terms are subject to an executed Agreement of Sale.



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IMPORTANT INFORMATION

Offering Memorandum Disclaimer

This Offering Memorandum has been prepared by Serhant Pennsylvania LLC and The Sam Del Rosario Group solely for informational and marketing purposes concerning the potential sale of 402 W Moorestown Road, Bushkill Township, Northampton County, Pennsylvania. It is not intended to constitute a representation, warranty, appraisal, legal opinion, engineering opinion, environmental assessment, zoning determination, tax advice, financing commitment, or other professional opinion.

Information contained herein has been assembled from sources believed to be reliable, including information supplied by the owner, MLS data, public/third-party property records, photographs, floor plans, municipal materials and third-party commercial real estate and demographic sources. No representation or warranty, express or implied, is made as to the accuracy or completeness of any information. Dimensions, square footage, acreage, parking counts, utility information, zoning, lawful occupancy, permitted uses, building-code status, accessibility, environmental conditions, septic capacity, roof/mechanical condition, taxes, market data and other property characteristics must be independently verified by each prospective purchaser and its advisors.

The property is offered subject to errors, omissions, prior sale, withdrawal, change in price or terms, and other modifications without notice. The seller reserves the right, in its sole discretion, to reject any or all proposals, negotiate with one or more parties, accept an offer at any time, and terminate discussions without liability. No agreement shall be binding unless and until a definitive Agreement of Sale is fully executed by the applicable parties.

Potential uses referenced in this memorandum are illustrative only. Bushkill Township zoning ordinance and applicable permits, certificates, variances, special exceptions, land-development requirements, building codes, accessibility standards, sewage/well requirements and other governmental approvals control. Prospective purchasers should contact Bushkill Township and retain qualified legal, engineering, environmental, accounting, lending and other advisors as appropriate.

PROPERTY SOURCES

- GLVR MLS #781605, 402 W Moorestown Road, listing data dated August 2026.
- CRS / MLS Tax Suite property report for Parcel G7SW1 1 8 0406, dated August 9, 2026.
- Owner-supplied Pennsylvania Association of REALTORS Commercial Property Information Sheet, signed April 7, 2026.
- CubiCasa floor plans and listing photography supplied for marketing purposes.

MARKET / ZONING SOURCES

- Lehigh Valley Economic Development Corporation, Q1 2026 Commercial Real Estate Report / June 16, 2026 summary.
- Lehigh Valley Planning Commission regional population update reporting 708,644 residents in Lehigh and Northampton Counties.
- Bushkill Township Zoning Ordinance Amendment 2025, including Village District mixed-use provisions and related standards.
- LoopNet and Realmo active listing data used for selected asking-price and lease-rate context, checked August 9, 2026.

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The Sam Del Rosario Group at SERHANT. | Pennsylvania

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