



OFFERING SUMMARY

Pristine Community Shopping Center in the Lehigh Valley

Allentown Commons | 1302 Hanover Avenue, Allentown, PA

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The Opportunity

Colliers is the Owner's exclusive agent and is offering for sale the fee simple interest in the community shopping center known as Allentown Commons, with an address of 1302-1424 Hanover Avenue, Allentown, Lehigh County, Pennsylvania (the "Property"). Aptly named for its five-building layout around centrally located parking lots, the Commons provides excellent tenant visibility and easy pedestrian access.

The 70,612-square-foot Class B Property is 97% net-leased to a solid roster of national and local tenants, including anchor tenants Family Dollar and Planet Fitness. The Property's weighted average remaining lease term ("WALT") by GLA, as of an anticipated Closing date of July 31, 2026, is 3.9 years.

The Property is easily visible, with 500 feet of frontage on busy Hanover Avenue, and is conveniently located midway between the Allentown and Bethlehem CBDs. Consumers passing through this intersection average 24,536 vehicles per day.

Average HHIs range from \$72,009 within a 1-mile radius to \$88,063 within 5 miles. The 2025 estimated population rises from 14,259 within a 1-mile radius to 138,615 within a 3-mile radius. And this population is slated to expand soon. Within a few blocks of the Property, the first phase of City Center Investment Corporation's master planned Northridge

development is scheduled to start this year with the construction of a new K-8 school, to be followed by multifamily, healthcare, mixed-use, recreation, and open space on the expansive 195-acre site along the Lehigh River.

Allentown Commons is professionally owned and managed by Larken Associates. Larken has been a second-generation, family-owned business since 1965 and is widely recognized as one of the region's fastest-growing and most well-respected real estate developers, builders, and property managers

The Property is located in eastern Pennsylvania's Lehigh Valley, a market within a day's drive of one-third of the U.S. population, making it a prime spot to **make** and **move** products. With a growing **\$57 billion economy**, a skilled labor force of 1.8 million, and access to top-tier colleges and technical schools, the Lehigh Valley is made for **business success**. And with a strong quality of life, it's not just where people work. It's where they **choose to stay**.

INVESTMENT HIGHLIGHTS

- Turnkey opportunity
- 97% leased and occupied on a net lease basis
- 3.9-year WALT
- Anchored by long-term tenants Family Dollar and Planet Fitness
- 138,615 population within a three-mile radius
- Centrally placed in one of Pennsylvania's fastest-expanding markets



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