



FOR LEASE

209 W Union St Allentown, PA 18102

LISTED AT

\$21.25 / SF

Retail · 1300 sq. ft.

+/- 1,300 SF retail space for lease. The spacious open floor plan features one ADA restroom, ample storage, and easy internet access throughout. The building is well maintained with all-new LED energy-efficient lighting, a new HVAC system, and parking for 12 vehicles. Join Wise Guys Beer Depot. Great use for convenience stores, barbershops, salons, take-out restaurants, and much more.

Located in a heavily traveled area, only minutes from the Newly Approved Waterfront Development. Construction on a \$ 425 million waterfront development will bring 12 Buildings, a 200-seat amphitheater with Riverwalk trails, slated to be completed by the end of the year. Thanks to the Neighborhood Improvement Zone (NIZ), other developments are on the way. The NIZ is a State Tax district created in 2011 that is being utilized to encourage growth and revitalization in the center city of Allentown, PA, and along the western side of the Lehigh River. The NIZ program has spurred more than half a billion dollars in redevelopment and is still urged to do more due to demand. Call for additional details today.



Each Office Is Independently Owned And Operated



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**Contact me for more details
or to schedule a tour.**