



Property Detail

Address

1302-1424 Hanover Avenue
Allentown, PA 18109

Buildings

5

Floors

1

Total GLA SF

70,612

% GLA Leased

97%

Units

20

Tenants

18

% Units Leased

90%

Parking

295 surface spaces
(4.2 per 1,000 SF GLA)

Land Area

6.66 acres

APNS

641716322619-1

Flood Zone

X

Zoning

MX-S: Storefront Mix Suburban Centers

Year Built / Renovated

Buildings A, B & D

Built 2008

Buildings C & E

Built 1982

Fully renovated 2008

Utilities

Electric PPL Utilities

Gas UGI Gas

Water Lehigh County Water Authority

Sewer Lehigh County Water Authority

Title

Fee Simple in Allentown Partners, LLC

Offered Price

\$12,300,000

Offered Price/SF GLA

\$174 / SF

2026 Budget

\$850,656

Offered Cap Rate

7.0%