



3440 LEHIGH STREET

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ALLENTOWN, PA 18103

Tom Skeans, CCIM
Managing Director
484.245.1003
tom.skeans@svn.com

Michael Ciccone, Jr.
Associate Advisor
484.245.1034
michael.ciccone@svn.com



OFFERING SUMMARY

Available SF:	4,290 SF
Sub-Lease Rate:	(NNN)
Lot Size:	3.33 Acres
Year Built:	1987
Building Size:	38,486 SF
Renovated:	2019
Zoning:	C2 - Neighborhood commercial
Market:	Lehigh Valley

PROPERTY OVERVIEW

2nd floor office space available.

LOCATION OVERVIEW

3440 Lehigh St. is located along the southerly part of Lehigh Street's commercial corridor. Its location provides superior access to I-78, a major route running through the Lehigh Valley.

The property is walkable to South Mall - a shopping center anchored by Ross, Staples, Steinmart, Payless ShoeSource and Petco Animal Supply. The property is also just a mile from Giant Food Stores.

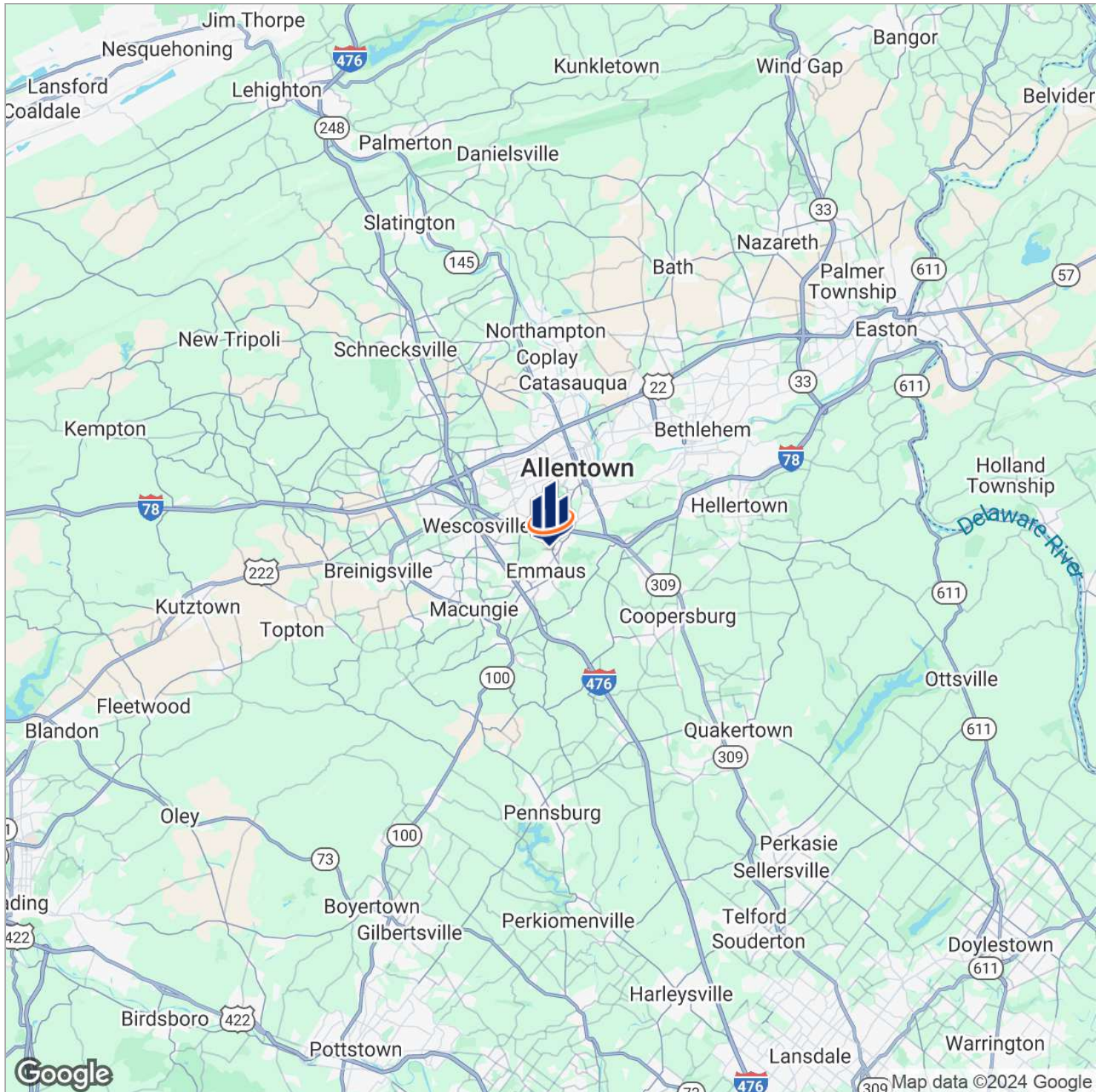
There are several restaurants nearby including Perkin's, Wendy's, Taco Bell and Starbucks. Property neighbors the "Auto Mile" - a strip on State Ave. with a number of auto dealerships.

PROPERTY HIGHLIGHTS

- Great Visibility on Lehigh St.
- Fully Renovated Building
- Ample Parking-200+ spaces!
- Easy Access to I-78
- Strong Demographics

[Not to Scale]

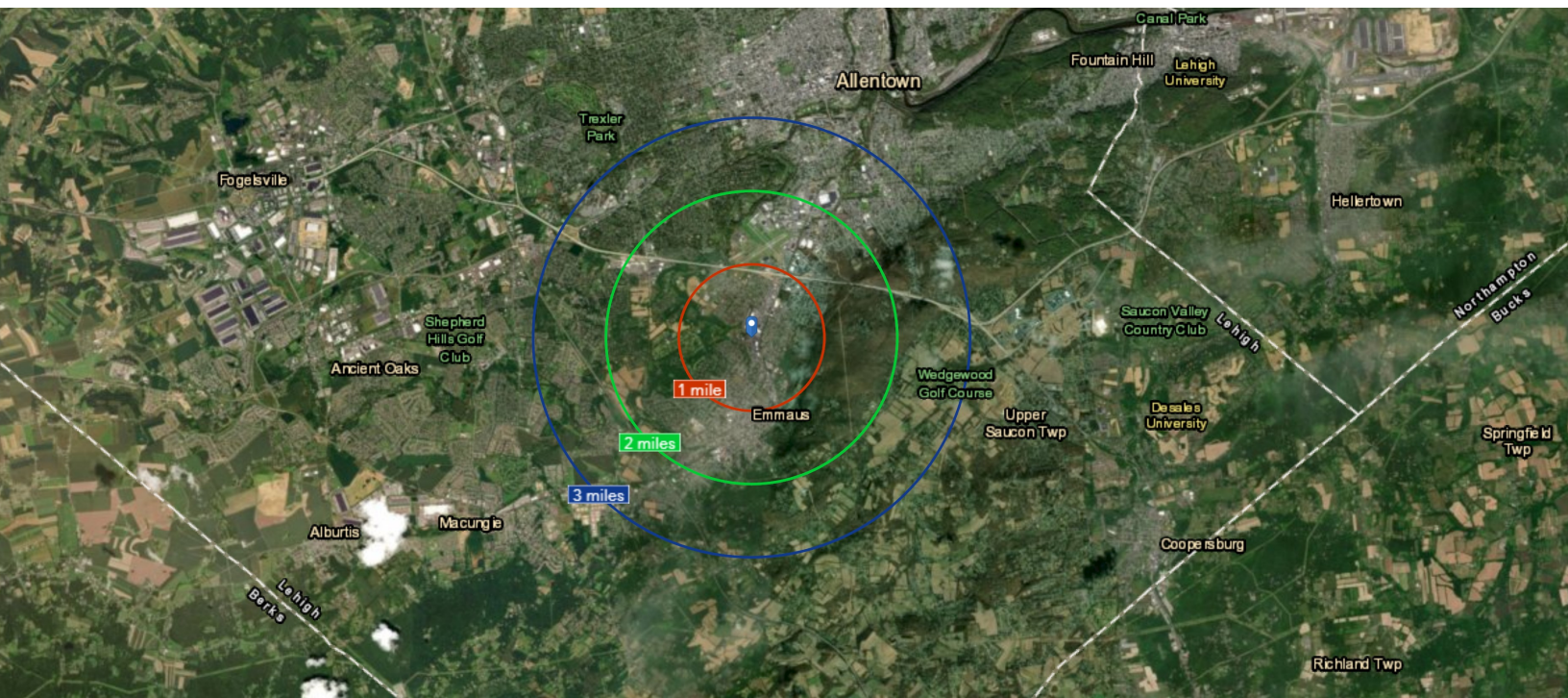




Retailer Map



Demographics



POPULATION	1 MILE	2 MILES	3 MILES
Total population	8,255	23,661	64,509
Median age	42.7	43.7	40.3
Median age (Male)	39.9	42.2	38.3
Median age (Female)	44.1	45.2	41.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,396	10,133	26,342
# of persons per HH	2.4	2.32	2.4
Average HH income	\$78,648	\$84,492	\$68,757
Average house value	\$266,093	\$255,897	\$254,301