

# Allentown Commons

1302 Hanover Avenue, Allentown, PA

Retail & Office Spaces for Lease



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Owned & Managed by





# Property Features

- 70,612 SF five building shopping center
- Optional built-to-suit retail/office space
- 342 parking spaces
- High speed internet access
- Tremendous visibility
- Easily accessible from Routes 22, 222 and Interstates 78 and 476

Availabilities:

## Building B

- 3,275 SF with the possibility of a drive-thru - *deal pending*
- 2,150 SF

## Building C

- 2,428 SF available

## Building D

- 3,759 SF former grocery store
  - 1,880 SF available
- } *Can be combined for up to 5,639 SF End Cap*





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## Building A

|      |                                 |
|------|---------------------------------|
| 1306 | Popeye's                        |
| 1308 | Abacus Corporation              |
| 1310 | Gregory Oro Jewelers            |
| 1312 | Health Network Laboratories     |
| 1314 | Chopsticks (Chinese Restaurant) |
| 1316 | Health RX                       |
| 1318 | Kickz Da Habbit                 |
| 1320 | Royalty Cuts Barber Shop        |

## Building B

|                  |                                 |
|------------------|---------------------------------|
| 1404             | Wash Basket Blues               |
| <b>1408</b>      | <b>Available - ±2,150</b>       |
| 1410             | Big Woody's Bar & Grill         |
| <b>1418-1420</b> | <b>Deal Pending - ±3,275 SF</b> |

## Building C

|             |                                   |
|-------------|-----------------------------------|
| 1352        | Wonderland Kidz Drop-In Childcare |
| <b>1354</b> | <b>Available - 2,428 SF</b>       |
| 1356        | Albert Appliances                 |
| 1358        | Family Dollar                     |
| 1360        | Family Dollar                     |

## Building D

|                  |                             |
|------------------|-----------------------------|
| 1380             | Mariner Finance             |
| <b>1382</b>      | <b>Available - 1,880 SF</b> |
| <b>1384-1386</b> | <b>Available - 3,759 SF</b> |

Can be combined for up to 5,639 SF end cap

## Building E

|     |                |
|-----|----------------|
| All | Planet Fitness |
|-----|----------------|



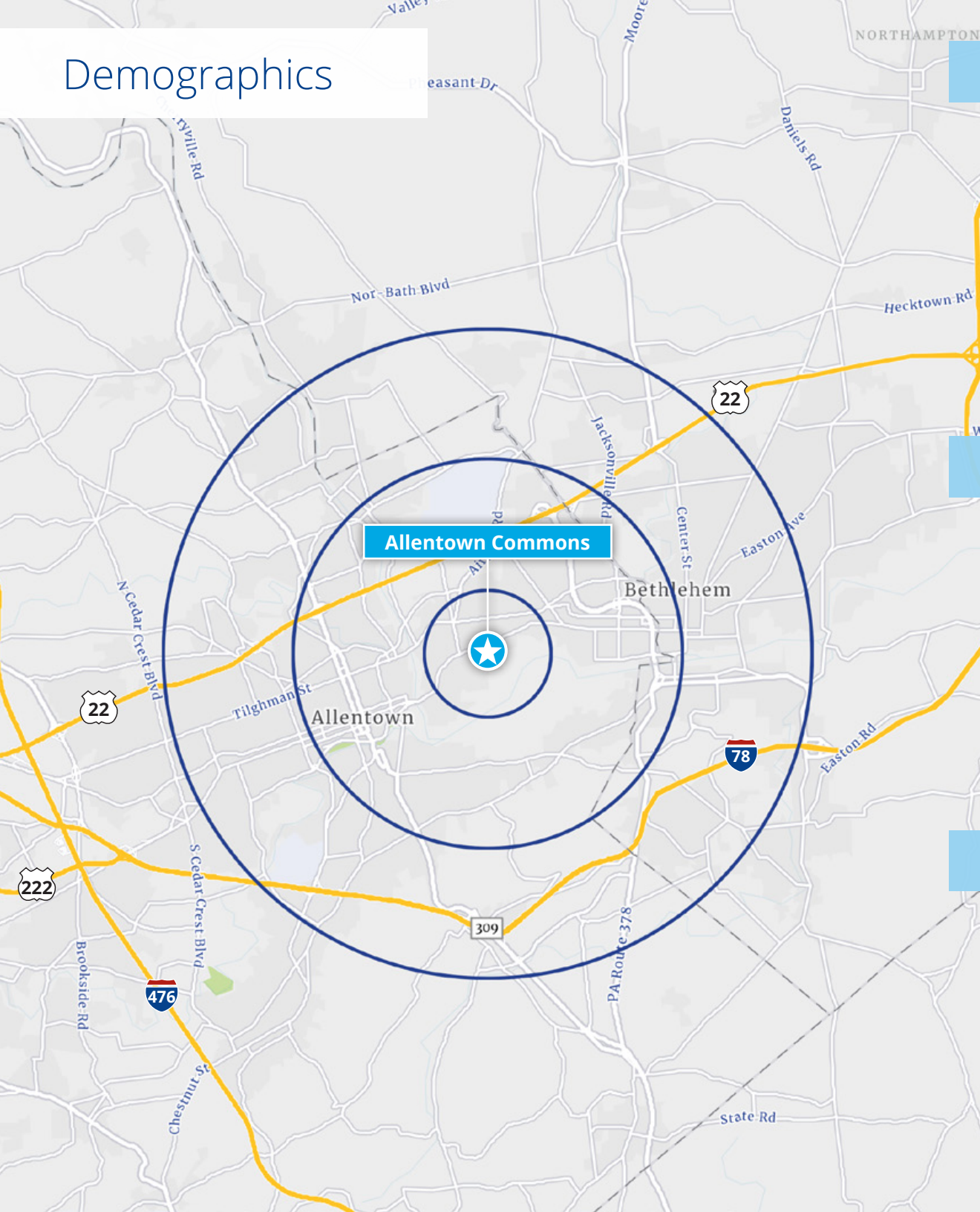


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# Demographics



## within one mile



**13,795**  
people



**\$60,667**  
average HHI



**5,330**  
households



**6,365**  
employees

## within three miles



**138,323**  
people



**\$67,010**  
average HHI



**51,690**  
households



**61,549**  
employees

## within five miles



**273,599**  
people



**\$80,376**  
average HHI

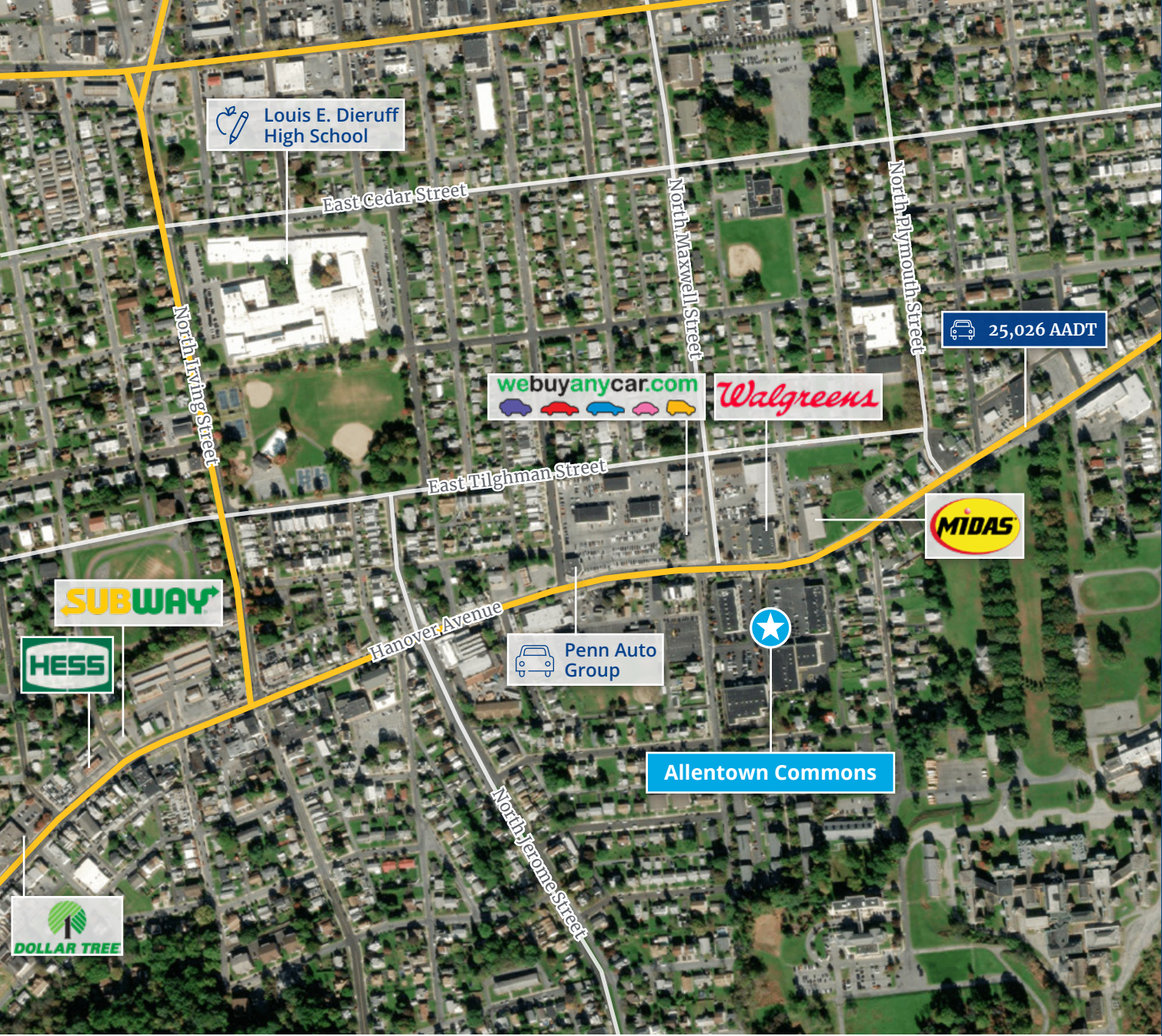


**104,332**  
households



**129,271**  
employees





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Walgreens



SUBWAY



Penn Auto Group

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