

FOR LEASE

1611 POND ROAD

THE PARAGON BUILDING

Allentown, PA 18104

PRESENTED BY:

TOM SKEANS, CCIM

O: 484.245.1003

tom.skeans@svn.com

PA #RS273976

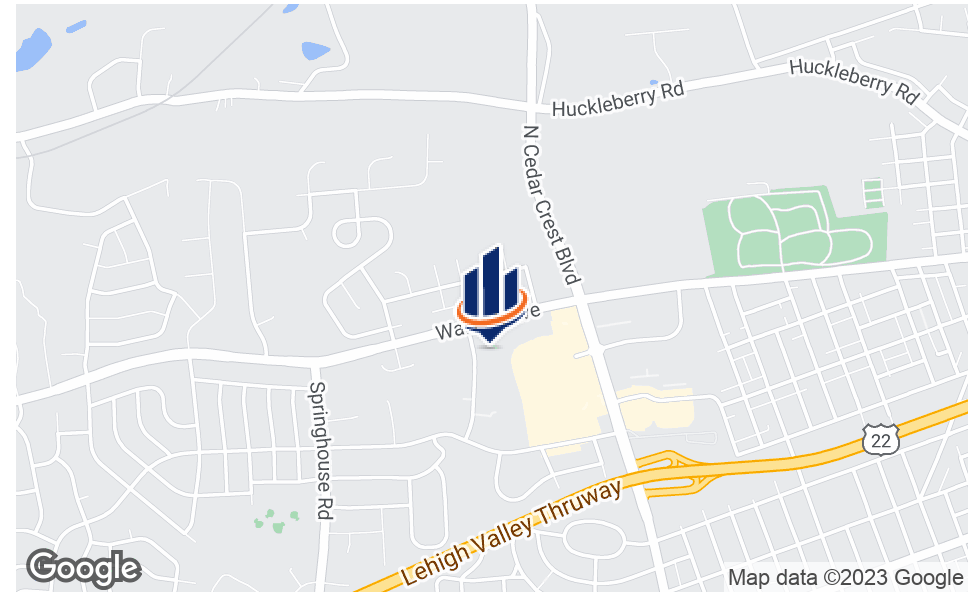
CINDY MILLER

O: 484.245.1020

cindy.miller@svn.com

PA #RS284561





OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	60,000 SF
AVAILABLE SF:	3,053 SF
LOT SIZE:	4.17 Acres
RENOVATED:	2017
ZONING:	General Commercial
MARKET:	Lehigh Valley
SUBMARKET:	West End Allentown

PROPERTY OVERVIEW

Class A office building located minutes from Routes 22, 78, & 476. Located in the beautiful West End of Allentown adjacent to Target along the Cedar Crest Corridor.

PROPERTY HIGHLIGHTS

- Easy access to Route 22
- Competitive Rates/Construction Allowance
- Garage Parking and Onsite Conditioned Storage Available [\$8/sf Full Service]
- Adjacent to Cedar Crest Plaza with Target, Weis Markets, Applebee's & Biaggio's

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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	36 to 60 months
TOTAL SPACE:	3,053 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE TENANT SIZE [SF] LEASE TYPE LEASE RATE DESCRIPTION

Suite 210	Available	3,053 SF	NNN	Negotiable	Clean/like new office in well maintained professional office building. Suite features large conference room, reception, 3 private offices and a large bull pen area.
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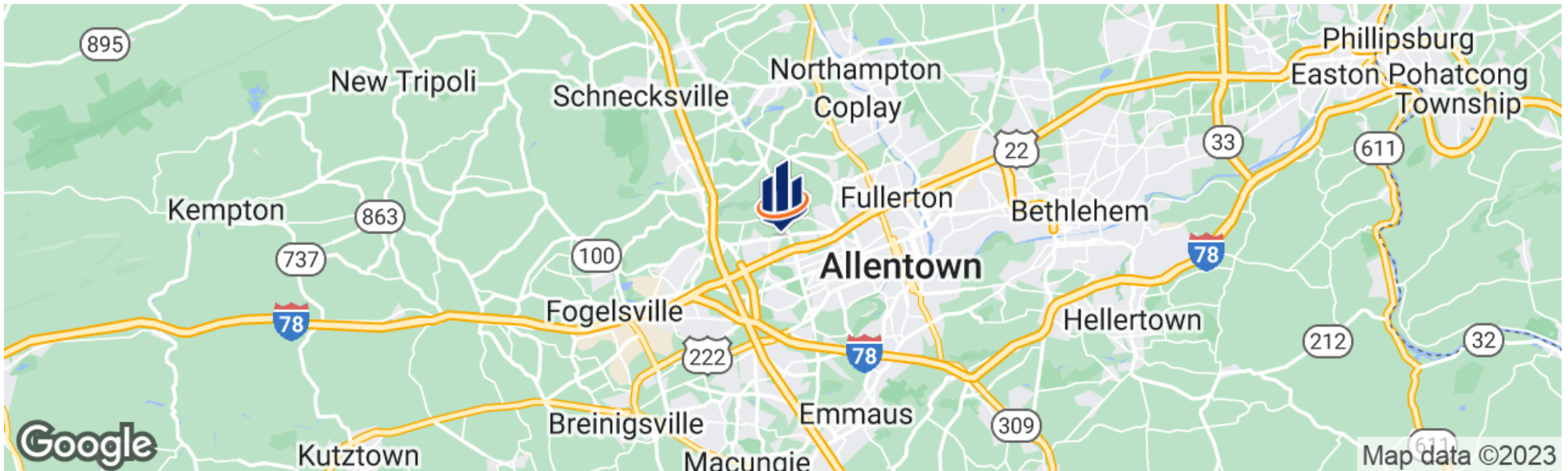


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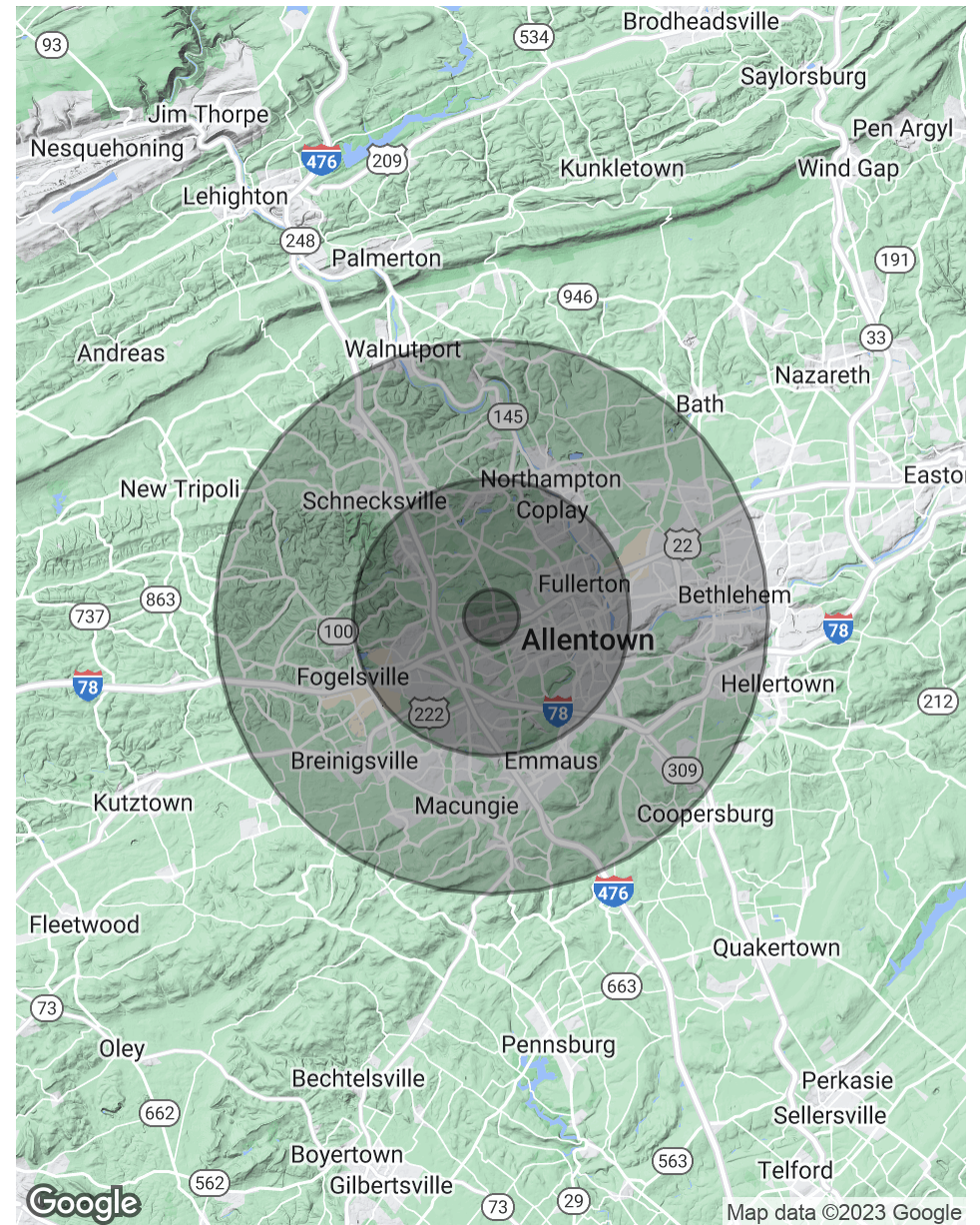
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,360	182,774	425,520
AVERAGE AGE	45.9	37.9	39.1
AVERAGE AGE (MALE)	46.3	36.3	37.9
AVERAGE AGE (FEMALE)	45.3	39.4	40.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,787	69,929	165,017
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$96,066	\$66,429	\$68,421
AVERAGE HOUSE VALUE	\$347,503	\$242,871	\$248,766

* Demographic data derived from 2020 ACS - US Census



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