



3440 LEHIGH STREET

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ALLENTOWN, PA 18103

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Property Summary



OFFERING SUMMARY

Available SF:	Up to 16,156 SF
Sub-Lease Rate:	Negotiable (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 for sub-lease. Initial term of the sublease shall not go beyond August 31, 2026. Options

PROPERTY HIGHLIGHTS

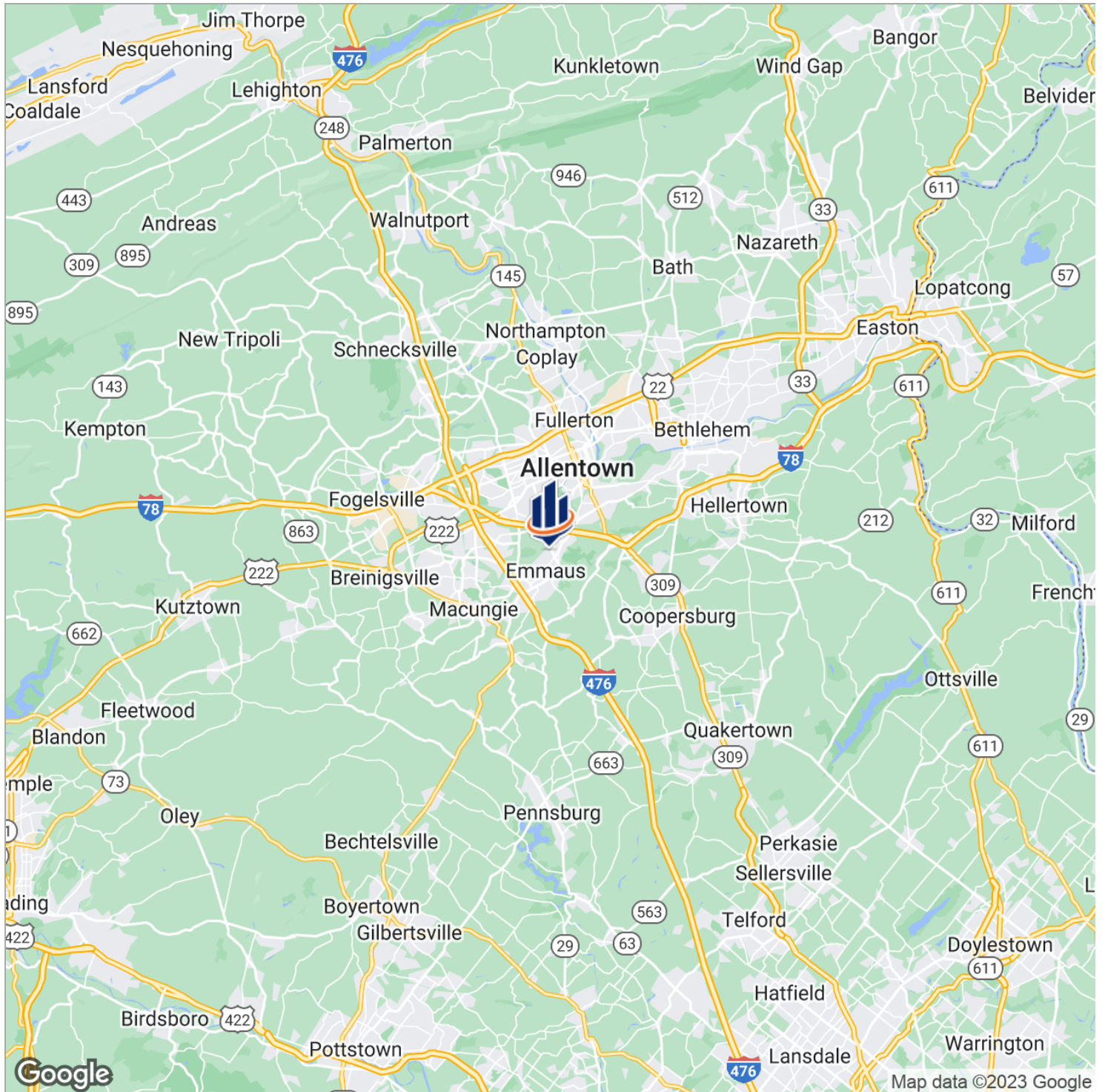
- Great Visibility on Lehigh St.
- Fully Renovated Building
- Ample Parking-200+ spaces!
- Easy Access to I-78
- Strong Demographics

Additional Photos



Additional Photos

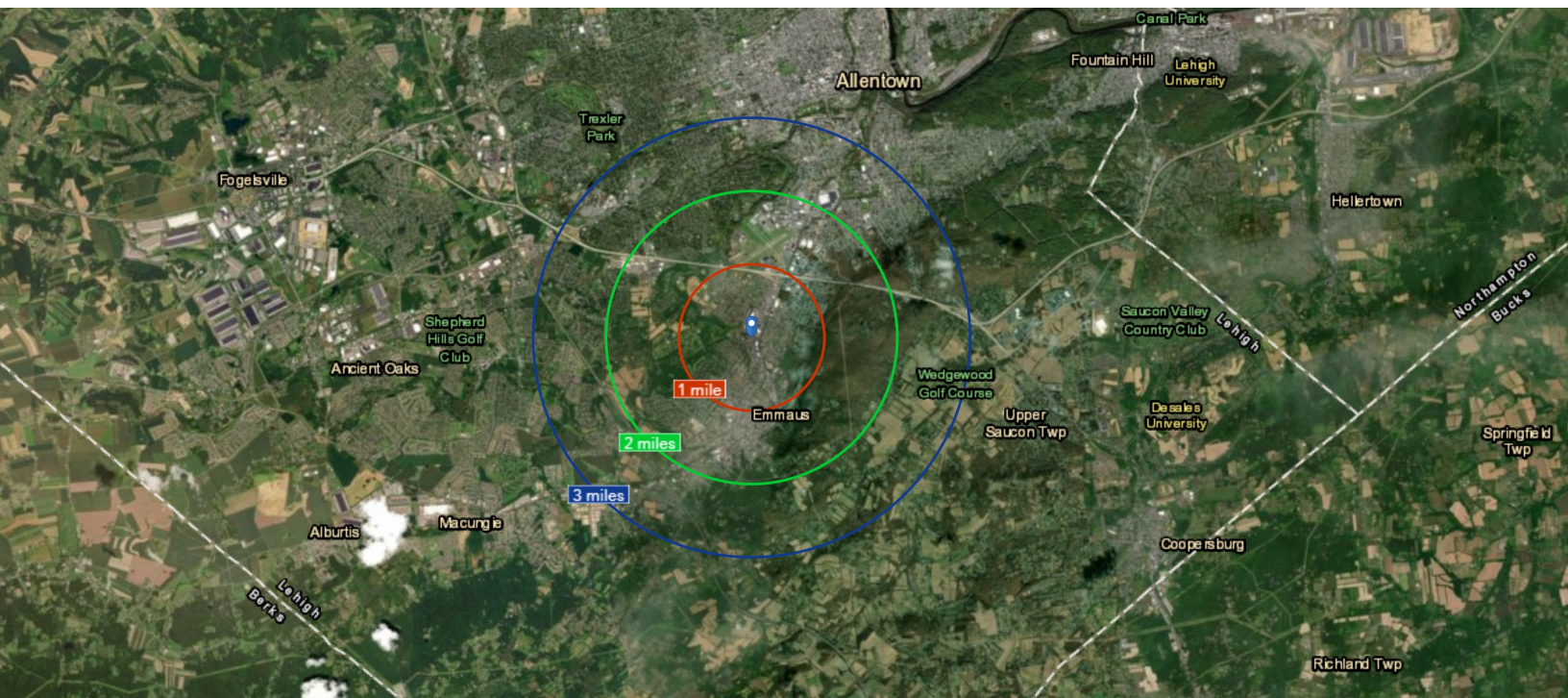




Retailer Map



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