

PRIME RESTAURANT SPACE AVAILABLE



ONE CENTER SQUARE
ALLENTOWN, PA

WHY LEHIGH VALLEY

CURRENT GROWTH



INFOGRAPHICS

*BASED ON 15 MINUTE DRIVE TIME

KEY

- ALLENTOWN
- BETHLEHEM
- EASTON



TOTAL POPULATION

247,887

211,830

141,929



AVG HH INCOME

\$91,307

\$101,817

\$121,997



MED HH INCOME

\$67,239

\$74,484

\$94,800

SUMMARY

The Lehigh Valley is experiencing an economic renaissance fueled by year-over-year GDP growth, booming manufacturing and smart technology investments.

Home to over 700 manufacturers offering 37,000 high-paying jobs, Lehigh Valley is ranked #3 in the US among mid-sized markets for new development projects and has seen sustained median income rise.

Overall population is increasing and while the "age 18-34" demographic is shrinking throughout the Northeast, in the Lehigh Valley, it is growing by 3% annually. Allentown is the largest city in the region with a population of 125,320.

The establishment of the Neighborhood Improvement Zone (NIZ) has helped transform downtown with over \$1 billion in new development. Allentown is home to several headquarters including Air Products and PPL Corporation.

TOTAL DOWNTOWN VISITORS: 1M ANNUALLY



120,000 ANNUAL VISITORS
ANTICIPATED TO CLIMB TO 150,000



120,000-150,000 ANNUAL VISITORS



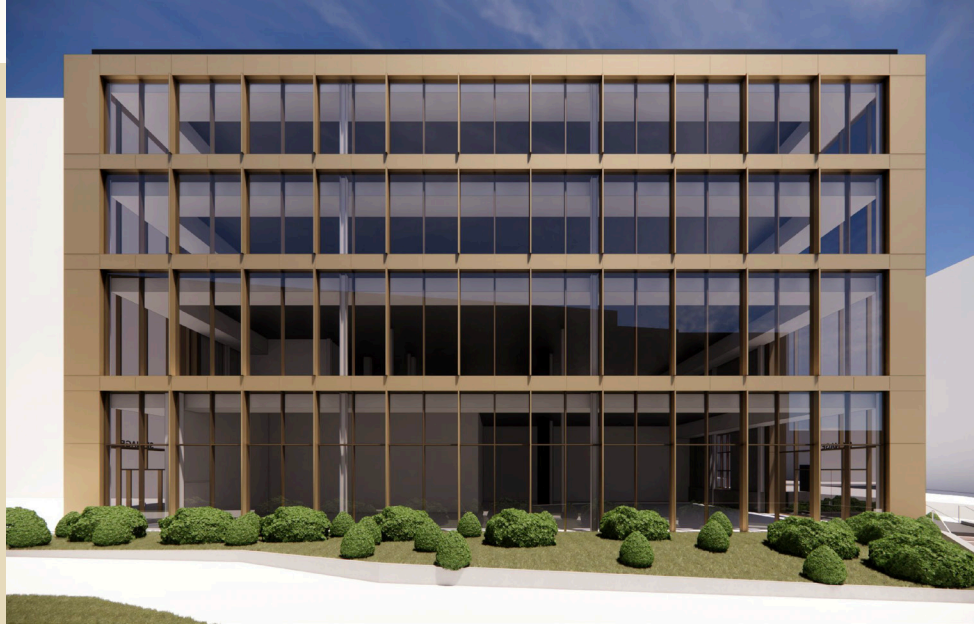
470,000-500,000 ANNUAL VISITORS



100,000 ANNUAL VISITORS

ELEVATIONS

ONE CENTER SQUARE REDEVELOPMENT



FULL REDEVELOPMENT

ONE CENTER SQUARE

LOCATION

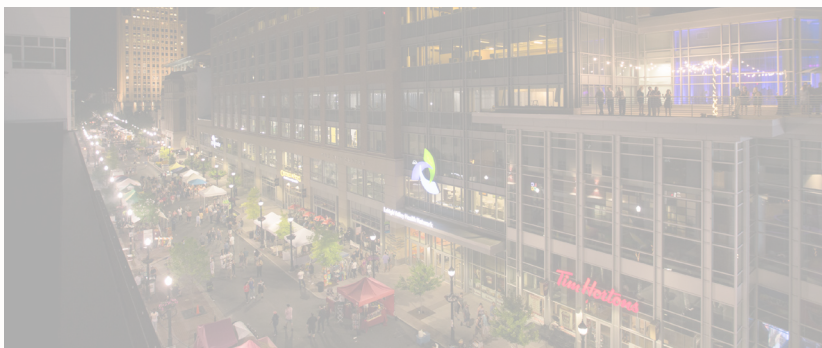
LOCATED IN DOWNTOWN ALLENTOWN'S
CENTER SQUARE, OVERLOOKING THE NEW
CENTER SQUARE PARK COMING 2026

RESTAURANT SPACE

4,573 SF INTERIOR RESTAURANT SPACE AND
1,155 SF OUTDOOR PATIO SPACE

OFFICE SPACE

UP TO 60,000 SF OF STATE-OF-THE-ART
CLASS A OFFICE SPACE



WORK DOWNTOWN

5,000+

NEW PEOPLE
WORKING
DOWNTOWN

1.2M

SQUARE FEET
OFFICE SPACE

10%↑

NATIONAL AVERAGE
UTILIZATION

98%+

LEASED

People First

TRUIST



Lehigh Valley
Health Network
Jefferson Health



avantor

FL&B



LIVE DOWNTOWN

15

RESIDENTIAL
BUILDINGS

2,092

RESIDENTS

99%

LEASED

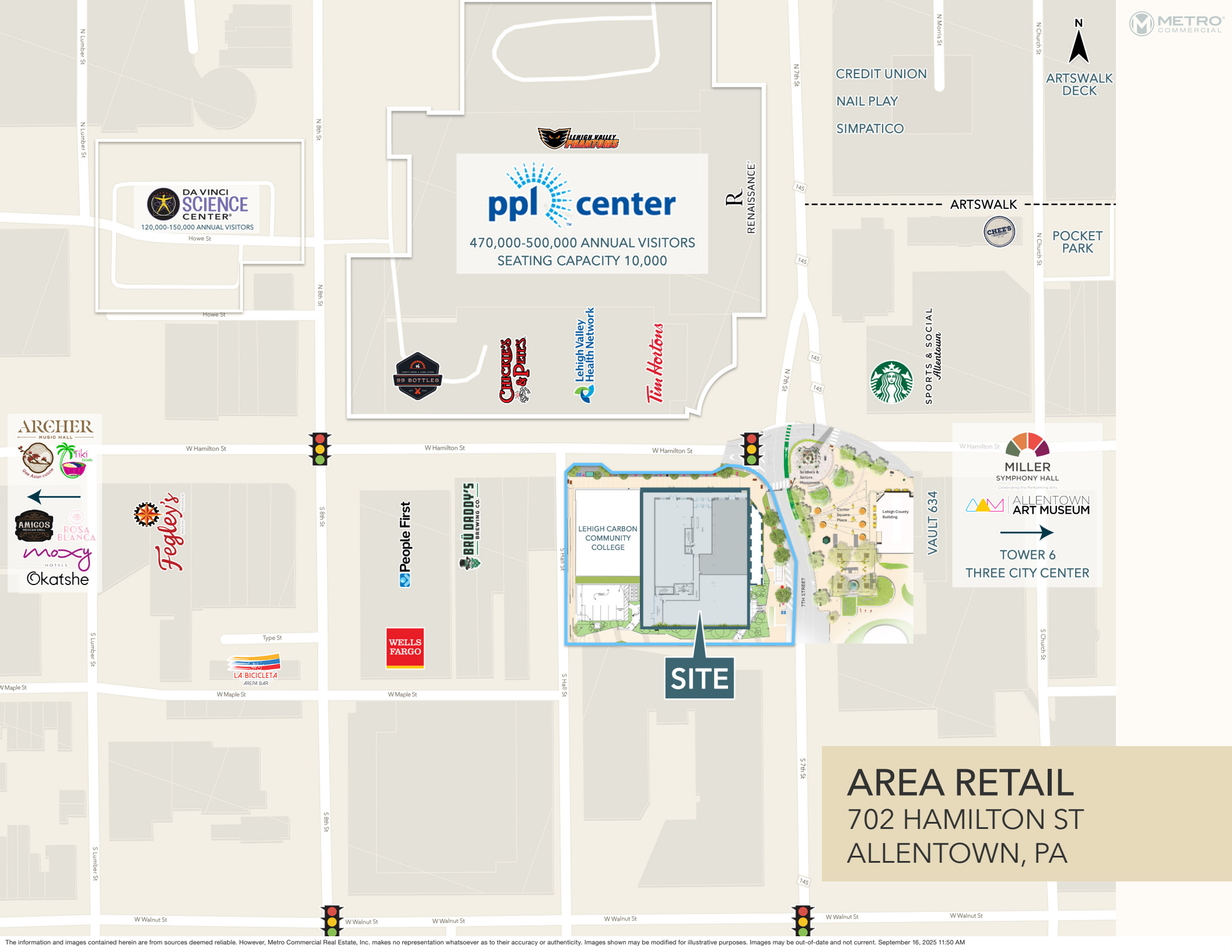
1,530

APARTMENTS
+257 SUMMER 2026

80%

MILLENNIALS & GEN Z





ARTSWALK DECK

CREDIT UNION
NAIL PLAY
SIMPATICO

ARTSWALK

POCKET PARK



SPORTS & SOCIAL
Allentown



470,000-500,000 ANNUAL VISITORS
SEATING CAPACITY 10,000



Lehigh Valley
Health Network

Tim Hortons



120,000-150,000 ANNUAL VISITORS

Howe St

ARCHER
MUSIC HALL



Fegley's



LEHIGH CARBON
COMMUNITY
COLLEGE

SITE



TOWER 6
THREE CITY CENTER

AREA RETAIL
702 HAMILTON ST
ALLENTOWN, PA



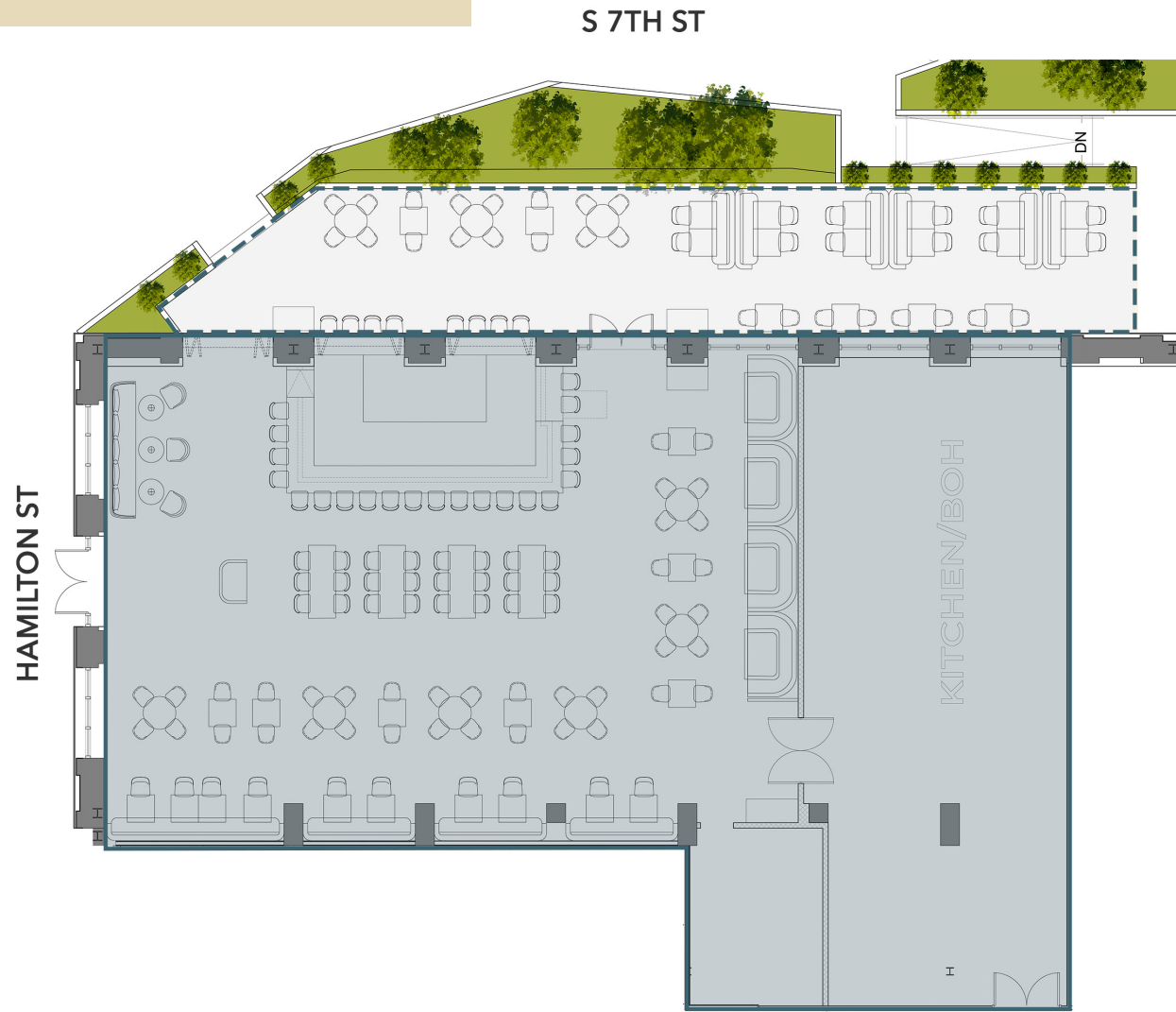
RETAIL PLAN

702 HAMILTON ST
ALLENTOWN, PA

DINING WITH A VIEW



SAMPLE TEST-FIT



**SET IN A BEAUTIFULLY RESTORED
HISTORIC BUILDING**

DRAMATIC 22-FOOT CEILINGS
SPACE FOR MEZZANINE FOR ADDITIONAL
SEATING

EXPANSIVE WINDOWS

NANAWALLS & WINDOWS
FULLY OPEN; PERFECT FOR CREATING AN
INVITING, OPEN-AIR DINING EXPERIENCE

ADDITIONAL TERRACE SEATING
OFFERS UNBEATABLE VIEWS OF CENTER
SQUARE PARK AND THE ICONIC SOLDIERS &
SAILORS MONUMENT

PPL CENTER ACROSS THE STREET
DRAWING CONSISTENT CROWDS FROM
CONCERTS, GAMES, AND EVENTS

**PROSPECTIVE
LAYOUT PLAN**
702 HAMILTON ST
ALLENTOWN, PA

KEY OFFICE & RESIDENTIAL MAP



LEGEND

	PARKING		ENTERTAINMENT
	OFFICE		RESIDENTIAL

TOTAL

OFFICE



±873K SF

RESIDENTIAL



±1,160 UNITS

CONTACT

MICHAEL GORMAN

office 215.893.0300

direct 215.282.0152

mgorman@metrocommercial.com

SCOTT BENSON

office 215.893.0300

direct 610.574.4379

sbenson@metrocommercial.com



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

