

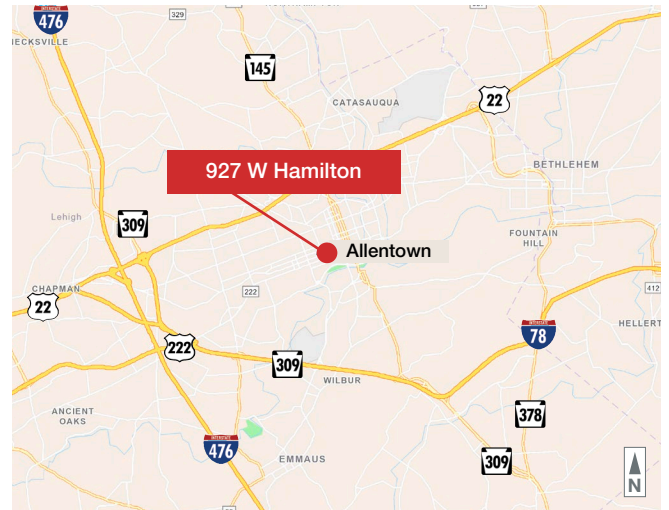


927 W Hamilton St

Allentown, Lehigh County, PA

Property Features

- Two-story, multi-tenant, retail/office building consisting of ±6,510 SF
- Off-street parking lot at rear of building with 10 spaces
- Electric updated in 2018 and 2022; Heating updated 2020 & 2022
- Building equipped with local alarm system including fire alarm
- Storage area in basement
- Located in City of Allentown's NIZ (Neighborhood Improvement Zone)
- Accessible via Routes 22, 309, and 222
- **Sale Price: \$900,000**



For more information:

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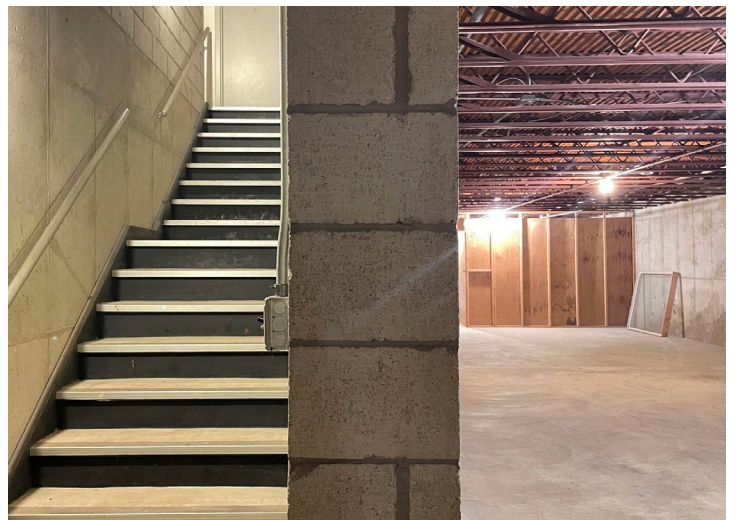
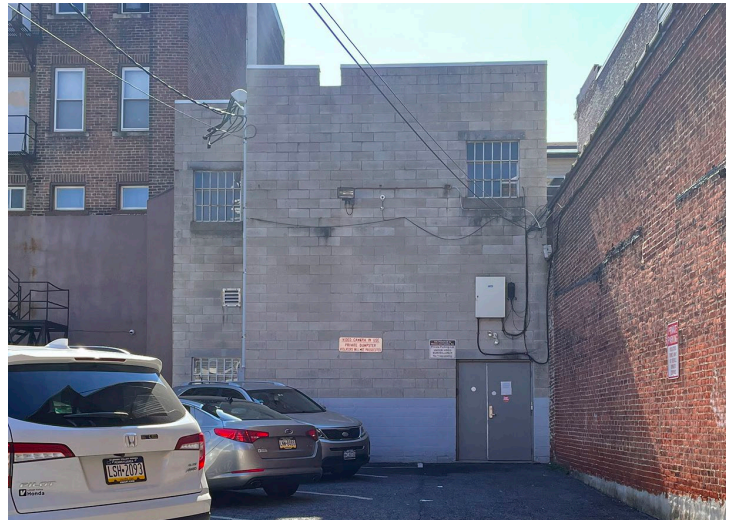
NAI Summit

1620 Pond Rd, Suite 150

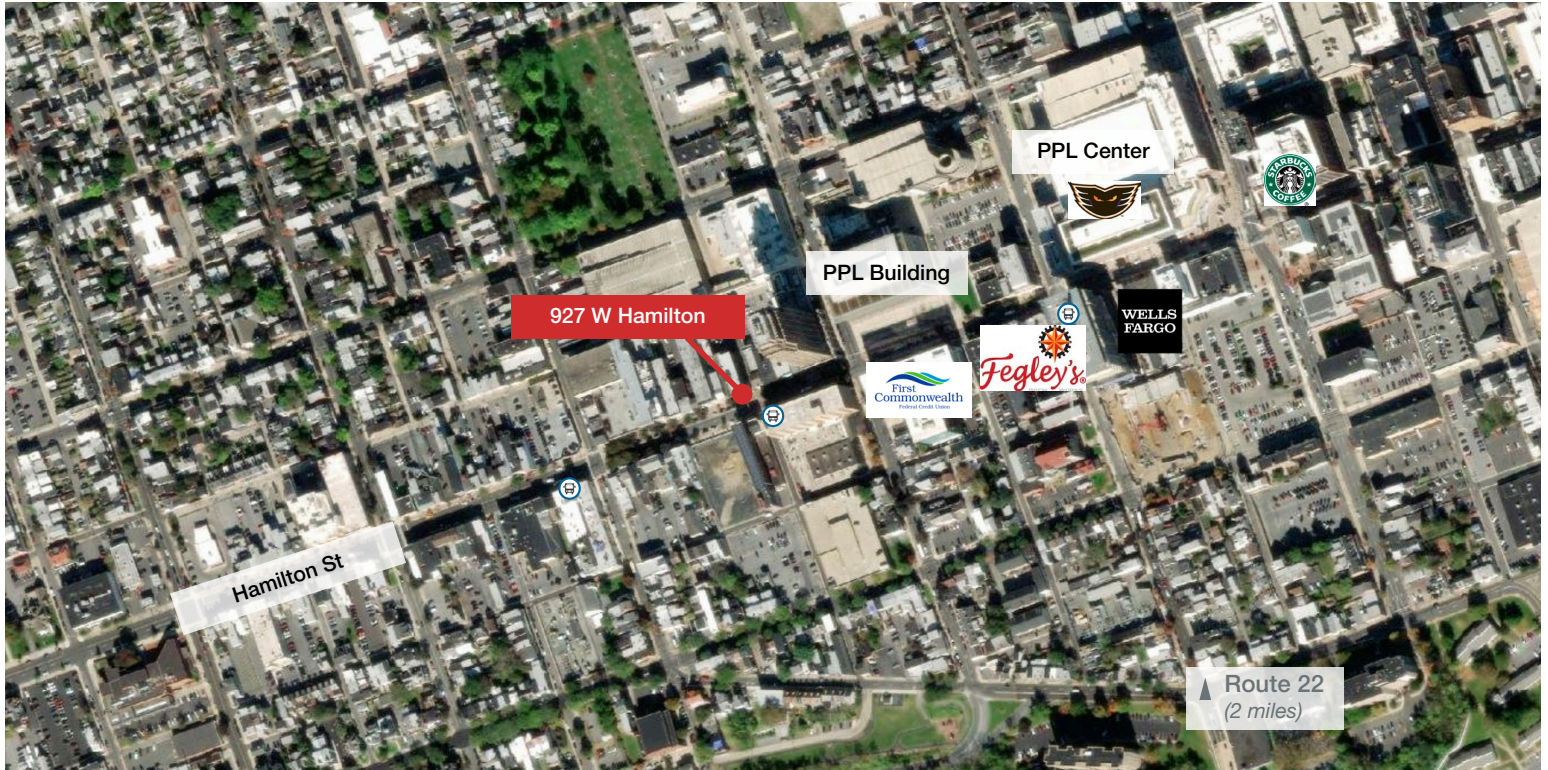
Allentown PA 18104

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MULTI-TENANT BUILDING OFF STREET PARKING SPACES



927 W HAMILTON ST ALLENTOWN, PA



Area Overview

Centrally located in downtown Allentown, near the PPL Building and PPL Events Center.

Lots of foot traffic, meter parking and public garages nearby.

Serviced by the LANTA Bus Routes #102, #103 and #107 within one block. Allentown Transit Center is only a few blocks away, providing transportation across the Lehigh Valley.

Area amenities include all the best that downtown Allentown has to offer! Restaurants, retail, banking, and entertainment.

AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	55,438	152,730	248,612
Median Age	31.2	36.1	39.3
Average HH Income	\$51,760	\$69,969	\$81,993
Total Businesses	1,728	5,073	9,343
Total Employees	24,523	70,797	169,314

TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
N 10th St	0.08	W Court St	2020	1,945
W Hamilton	0.09	N Lumber St	2016	7,012
N Linden St	0.11	N Hazel St	2017	5,530