

FOR LEASE

# 1611 POND ROAD

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## THE PARAGON BUILDING

Allentown, PA 18104

### PRESENTED BY:

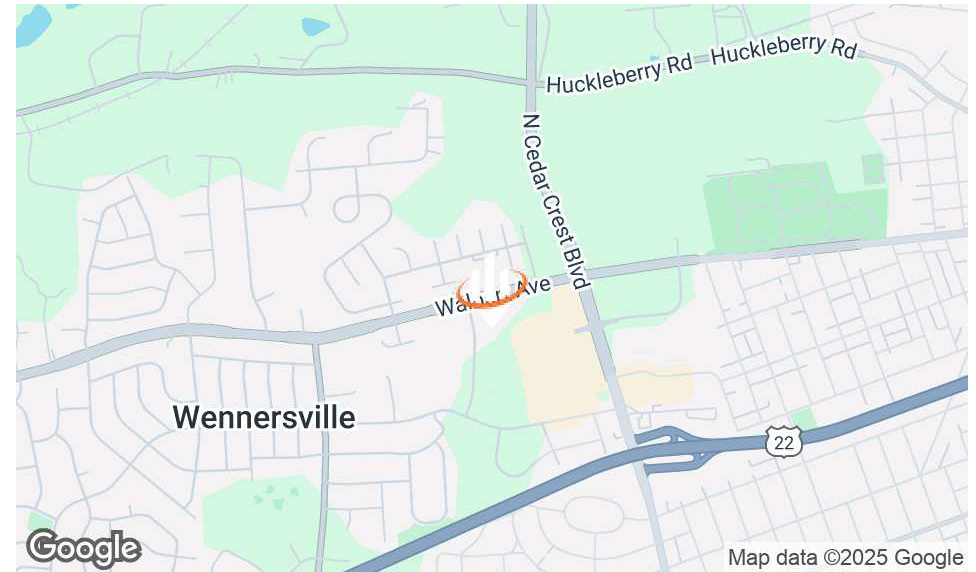
**TOM SKEANS, CCIM**

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PA #RS273976





## OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	60,000 SF
AVAILABLE SF:	388 - 5,838 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; Full Service	LEASE TERM:	36 to 60 months
TOTAL SPACE:	388 - 5,838 SF	LEASE RATE:	Negotiable

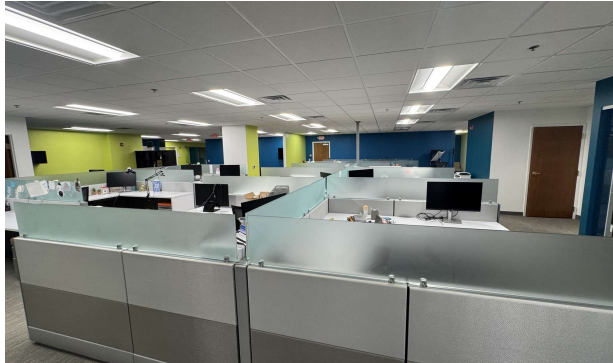
AVAILABLE SPACES

SUITE    TENANT    SIZE [SF]    LEASE TYPE    LEASE RATE    DESCRIPTION

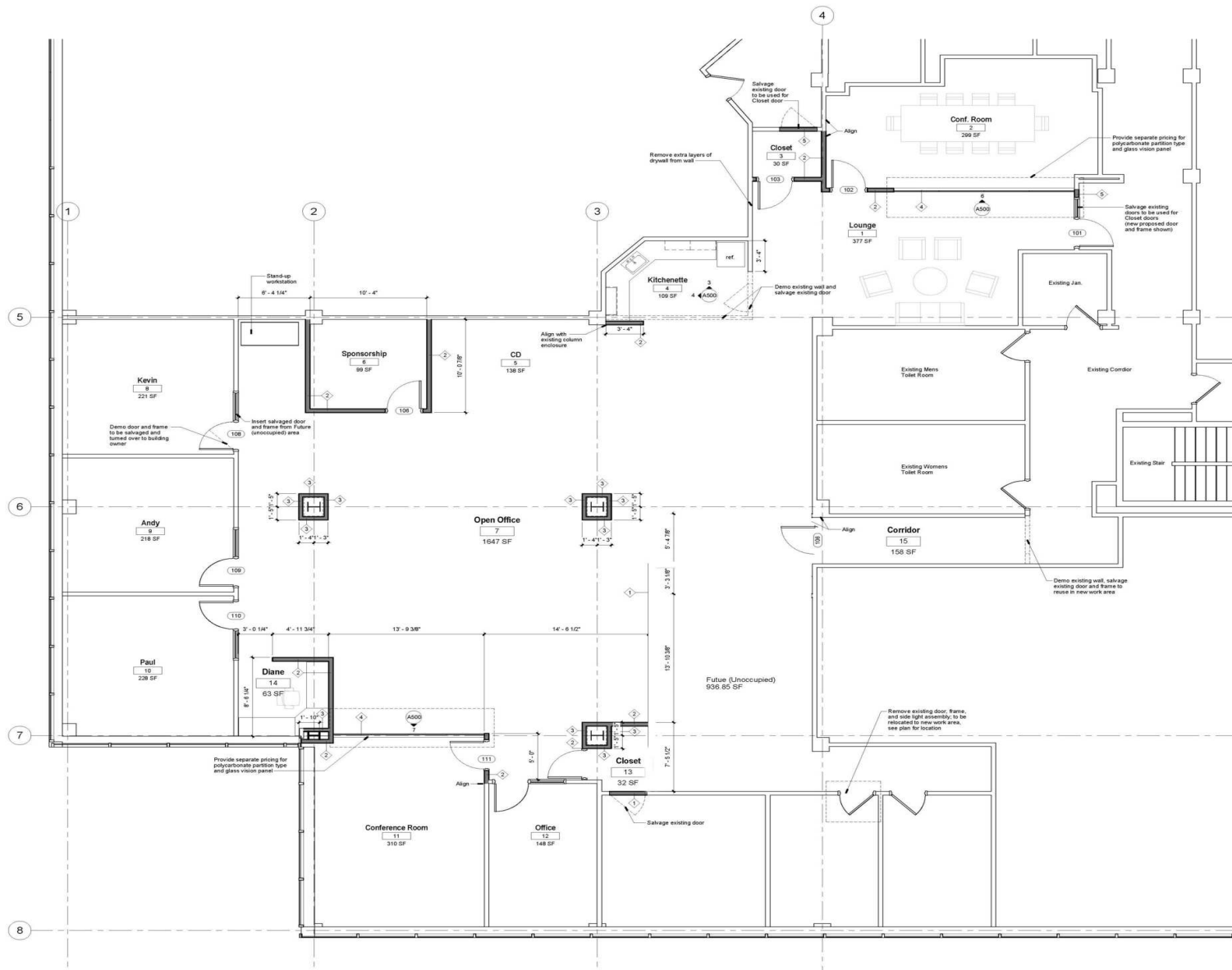
Suite 220	Available	5,838 SF	NNN	Negotiable	Move-in ready space. Renovated in 2017 this space features large open work area with exterior offices with glass walls. Glass conference room and large kitchen/lounge area is central to the space. Climate controlled storage and garage parking available for an extra fee.
Suite 105	Available	388 SF	Full Service	Negotiable	Two room office suite in Paragon Centre. Adjacent to Cedar Crest Plaza with Target, Weis Markets, Applebee's & Biaggio's

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**SVN | IMPERIAL REALTY** 7



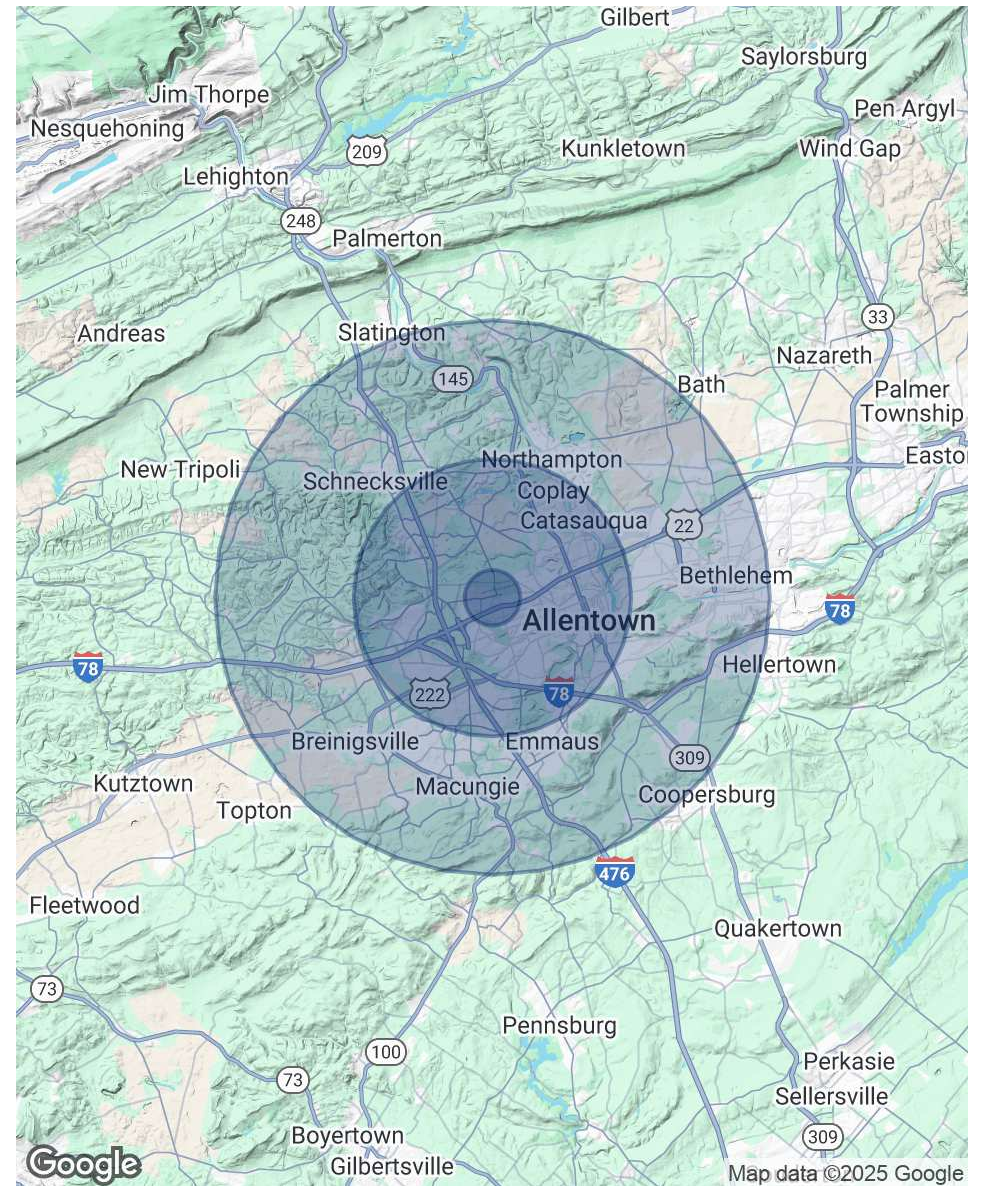
## POPULATION

	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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