



726 Hamilton Street Allentown, PA

For Lease



±6,800 SF available
on ground floor



4,250 SF
retail space



2,550 SF
garage space

Contact:

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Directly across from
the PPL Center



30' of frontage on
Hamilton Street



Located in the heart of
the Hamilton Street
Shopping District

Accelerating success.

Location Overview



Live

1,100

New Residents in Apartments Today

2,000

New Residents in Apartments by 2022

60 Residents

Moving Downtown Every Month

\$75,000

Average Salary

35 Years Old

Average Age

Work

Central Business District of Lehigh Valley

16,500 Employees

Work Downtown

3rd Largest City in PA

Downtown Allentown is Home to Companies Like



Play

Entertainment Hub with Over **1.5 Million** Visitors to Downtown Allentown per Year

150 Annual Events at PPL Center & **50** Street-Level Events per Year

170-Room Renaissance Marriott Hotel

Da Vinci Science Center Opening in 2024

Demographics

one mile

53,258 people \$44,109 average HHI

16,710 households 16,421 employees

three miles

105,861 people \$51,775 average HHI

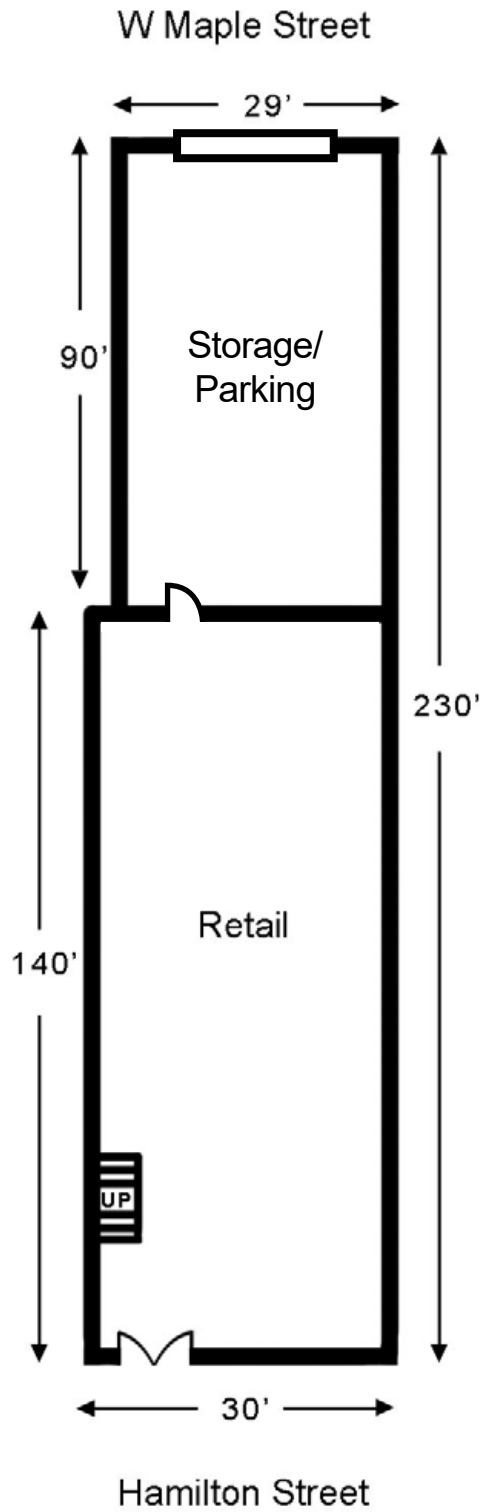
37,173 households 36,821 employees

five miles

146,957 people \$60,680 average HHI

53,470 households 54,297 employees

Floor Plan



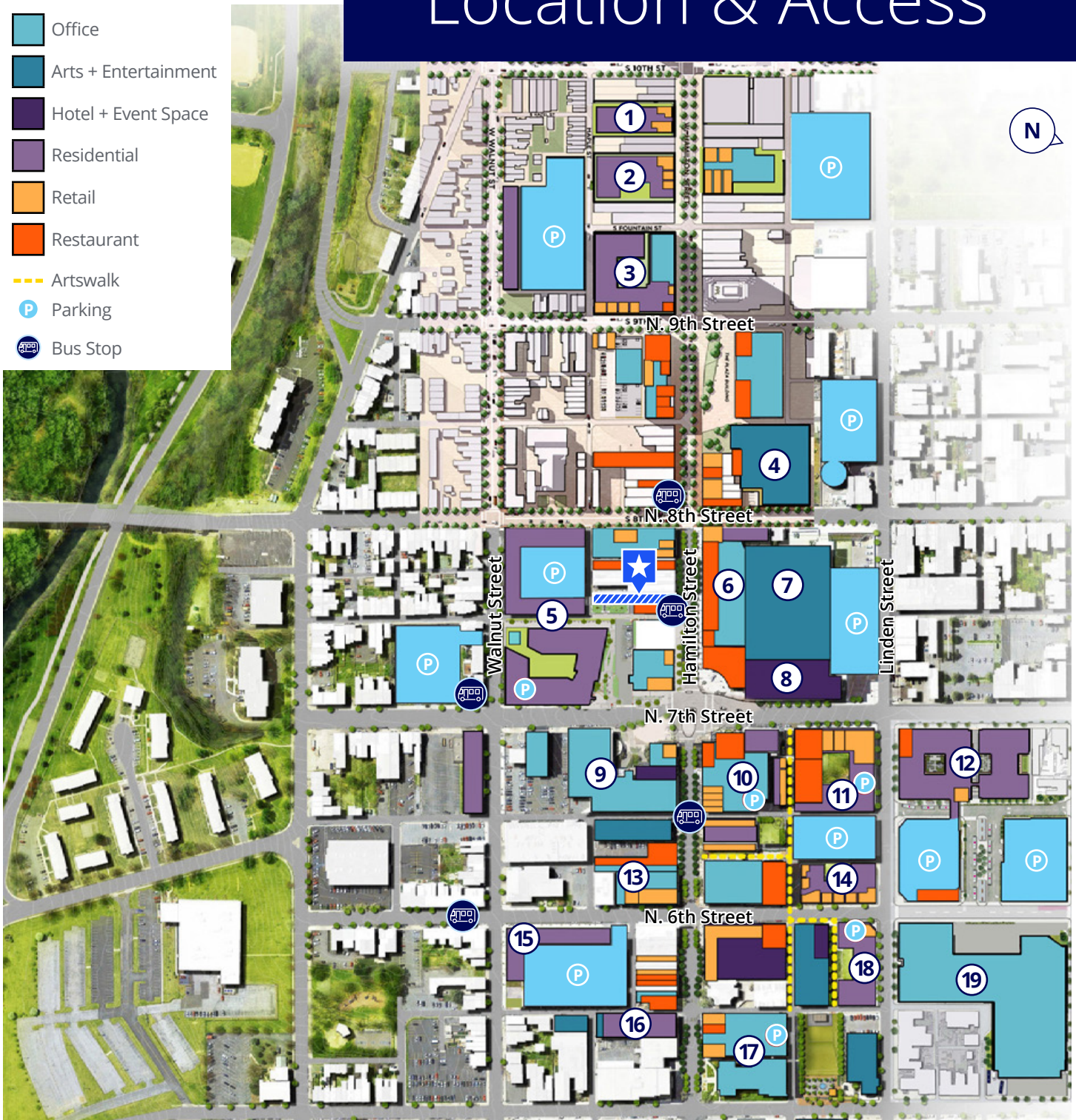
726 Hamilton Street | For Lease

Property Photos



Location & Access

- Office
- Arts + Entertainment
- Hotel + Event Space
- Residential
- Retail
- Restaurant
- Artswalk
- P Parking
- BUS Bus Stop



Legend

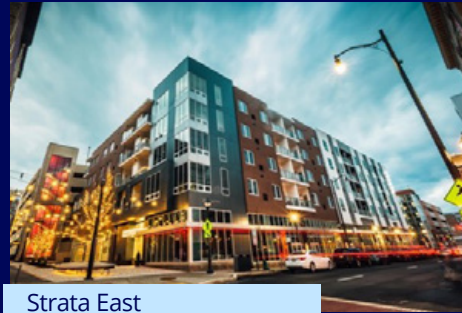
★ Subject Property

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> ① 950 Hamilton - ±78 units ② 932 Hamilton - ±108 units ③ Cityplace- ±148 units ④ Da Vinci Science Center - Coming Soon ⑤ Center Square Lofts - ±312 units ⑥ One City Center ⑦ PPL Center | <ul style="list-style-type: none"> ⑧ Renaissance Hotel in Allentown ⑨ 1 Center Square ⑩ Two City Center ⑪ Strata West - ±170 units ⑫ Linden Street Commons - ±258 units ⑬ Tower 6 ⑭ Strata East - ±71 units | <ul style="list-style-type: none"> ⑮ Walnut Street Commons - ±61 units ⑯ 526 Lofts - ±68 units ⑰ Three City Center ⑱ Strata Symphony - ±71 units ⑲ Proposed/Approved - ± 231 units + 85k SF learning hub |
|--|--|---|

New Downtown Residential Projects



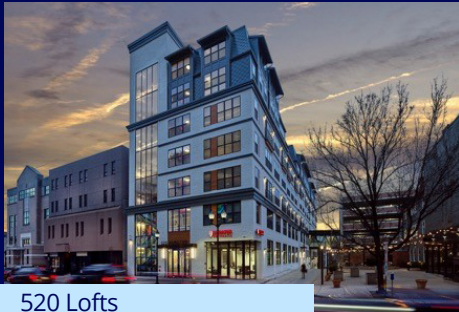
Strata West



Strata East



Strata Symphony



520 Lofts



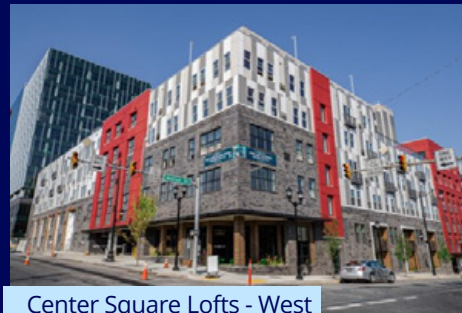
Walnut Street Commons



Cityplace - North



Center Square Lofts - East

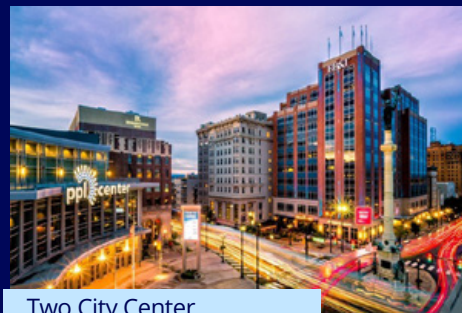


Center Square Lofts - West

New Downtown Office Projects



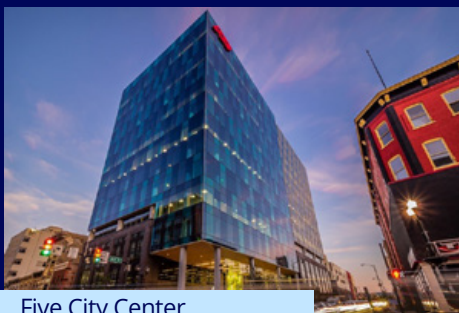
One City Center



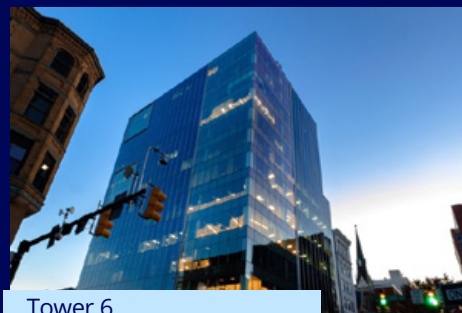
Two City Center



Three City Center



Five City Center



Tower 6

Contact



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