

NEUWEILER LOFTS

401 N Front St · Allentown, PA



RETAIL/OFFICE SPACE AVAILABLE

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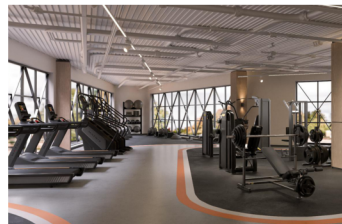
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**THE JAMES BALLIET PROPERTY GROUP
KELLER WILLIAMS REAL ESTATE**

1605 N CEDAR CREST BLVD
SUITE 309
ALLENTOWN, PA 18104

NEUWEILER LOFTS



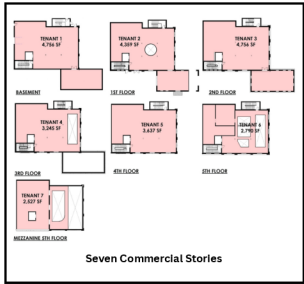
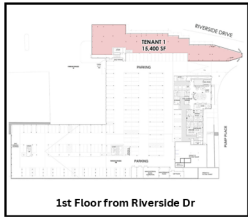
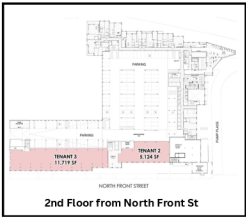
Join the next phase in the riverfront / downtown Allentown, PA Neighborhood Improvement Zone (NIZ) rejuvenation! This incredible project features $\pm 40,000$ SF of retail/office space on the ground floor. Neuweiler Lofts is a historic property located on N. Front Street where Neuweiler and Sons Brewery once produced beer up until 1968. There will be 283 apartments above the retail spaces.

NEUWEILER LOFTS

We are seeking unique retail tenants to provide amenities to the apartment building and neighborhood alike. The project features 339 dedicated parking spaces plus street parking. We are immediately seeking restaurants, entertainment concepts, grocery store, retail tenants and services and so much more. Use your vision and imagination and become part of this historic resurgence.

Features:

- Retail/Office Space Available
 - 1,500 SF - 11,719 SF
- 339 Parking Spaces
- 283 Apartments

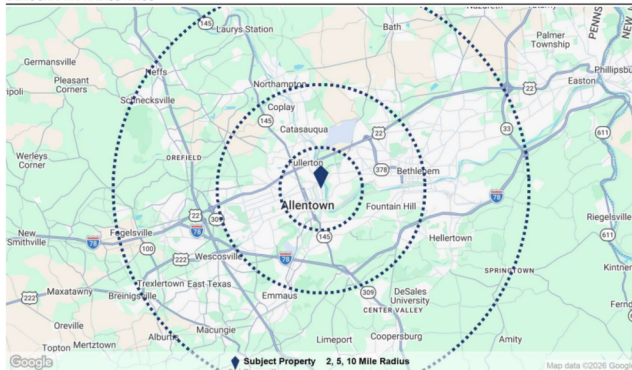


NEUWEILER LOFTS



The Neighborhood Improvement Zone (NIZ) is a special district established by Pennsylvania state law in 2011, spanning approximately 128 acres in center city Allentown and along the western side of the Lehigh River. The NIZ allows state and local tax revenues generated by businesses within the zone to fund debt service on bonds and loans for qualifying capital improvements – driving over \$1 billion in completed real estate development, including an arena, office buildings, shops, restaurants, hotels, and apartments.

DEMOGRAPHIC RADIUS RINGS



Population (2 mi)

93,479

Avg. HH Size (2 mi)

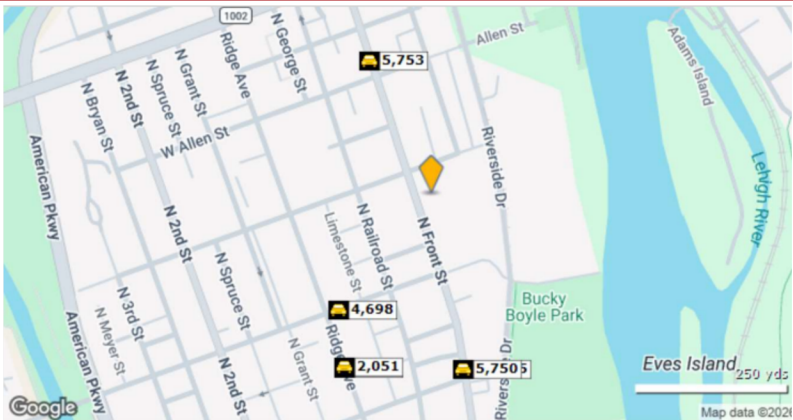
2.6

Avg. Age (2 mi)

36

DEMOGRAPHIC SUMMARY

Population	2 Mile	5 Mile	10 Mile
2025 Population	93,479	270,941	507,355
2030 Population	96,134	278,392	520,928
Pop Growth 2025-2030	2.8%	2.8%	2.7%
2025 Average Age	36	39	41
Households			
2025 Households	33,678	103,274	194,038
2030 Households	34,715	106,298	199,477
Household Growth 2025-2030	3.1%	2.9%	2.8%



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Gordon St	Ridge Ave	0.01 W	2020	4,979	MPSI	.14
2	W Gordon St	Ridge Ave	0.01 W	2018	5,962	MPSI	.14
3	W Gordon St	Ridge Ave	0.01 W	2025	4,698	MPSI	.14
4	N Front St	W Allen St	0.02 S	2022	5,700	MPSI	.14
5	N Front St	W Allen St	0.02 S	2025	5,753	MPSI	.14
6	N Front St	W Chew St	0.01 S	2018	5,925	MPSI	.17
7	N Front St	W Chew St	0.01 S	2024	10,105	MPSI	.17
8	N Front St	W Chew St	0.01 S	2020	5,750	MPSI	.17
9	Ridge Ave	W Chew St	0.05 S	2025	2,007	MPSI	.18
10	Ridge Avenue	W Chew St	0.05 S	2020	2,051	MPSI	.18

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