

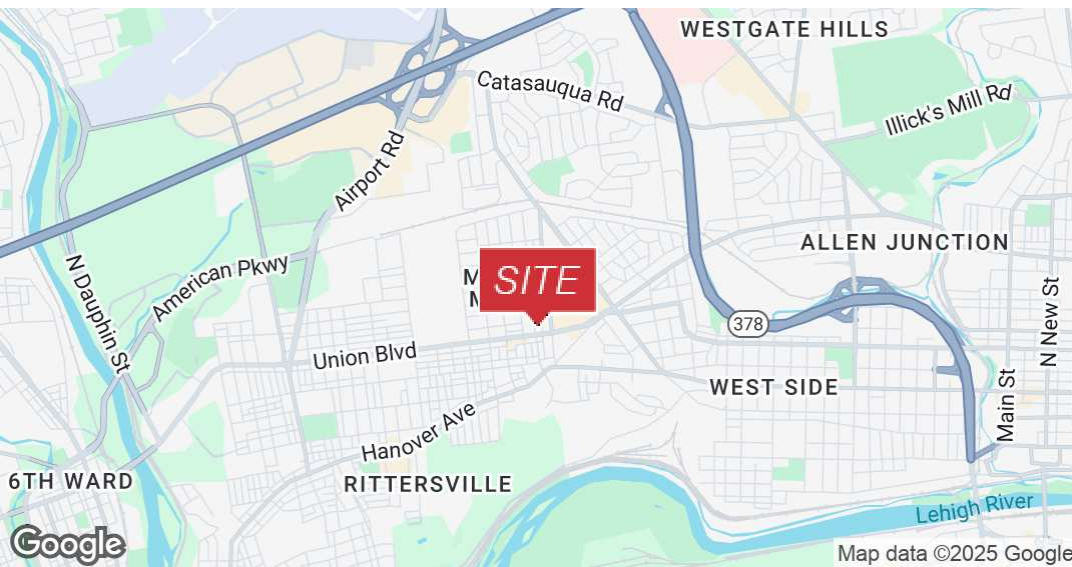
2301 UNION BLVD.

Allentown, PA 18103

 **FOR SALE**

 **RETAIL**

 **6,200 SF**



PROPERTY DESCRIPTION

6,200 SF retail building located along Union Boulevard in Allentown's densely populated east side. Positioned on a 0.35-acre lot with frontage on all four sides, the property offers outstanding access and visibility. The surrounding area features strong residential density and significant foot traffic, complemented by exposure to 16,078 vehicles per day. The site includes 22 off-street parking spaces, a pylon sign, and B-3 Highway Business zoning, accommodating a wide range of retail and service uses.

SALE PRICE:

\$950,000

FOR MORE INFORMATION


Chris Matus, CCIM, SIOR, PMP

 570.760.6411

 chris.matus@naimertz.com

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NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com



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FOR SALE



RETAIL



6,200 SF



PROPERTY HIGHLIGHTS

- Retail
- 6,200 square feet
- 0.35 acres
- Lot is bordered by public streets on 4 sides providing superior access
- 11' to drop ceiling
- (1) 7'h x 6'w overhead delivery door
- Power: 200 amp 3-phase
- Structure: concrete block, steel bar joists with corrugated metal roof decking
- Roof: insulated rubber
- Public water and sewer
- Natural gas forced air heat
- Airconditioned
- Traffic exposure: 16,078 vehicles per day
- 22 off-street parking spaces
- Pylon sign
- Zoning: B-3 Highway Business
- Densely populated area with significant foot traffic



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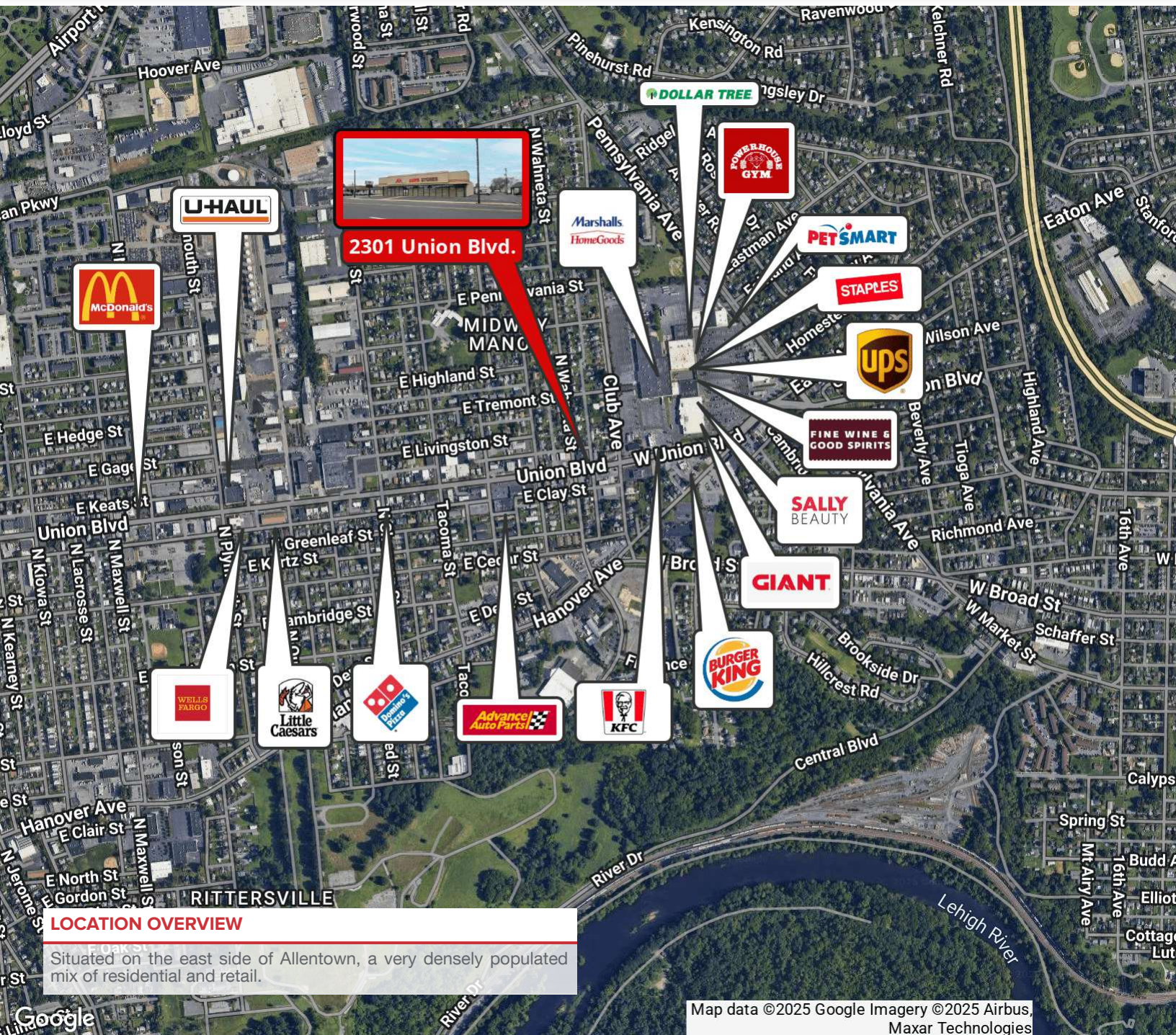
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LOCATION OVERVIEW

Situated on the east side of Allentown, a very densely populated mix of residential and retail.

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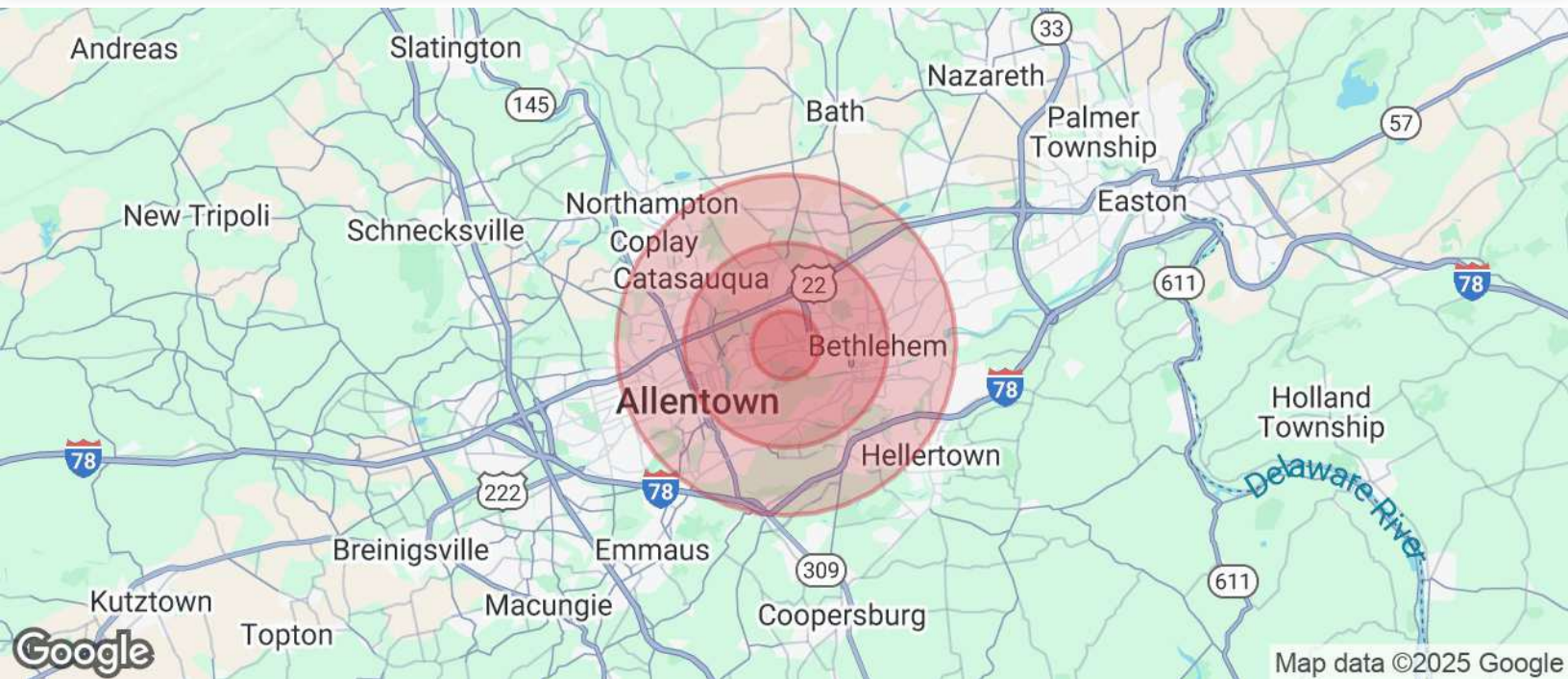
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RETAIL



6,200 SF



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,897	107,342	266,443
Average Age	42	40	40
Average Age (Male)	40	38	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,666	41,029	101,440
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$75,798	\$78,810	\$82,679
Average House Value	\$270,654	\$246,068	\$257,075

TRAFFIC COUNTS

N. Wahneta Street & Union Blvd.	16,078/day
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Demographics data derived from AlphaMap

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