



HANNA FREDERICK COMMERCIAL GROUP
 3500 Winchester Road, Suite 201, Allentown, PA 18104
 610 398-0411 Office

BRAND NEW MEDICAL / DENTAL SUITE ... For Lease

Commercial Site

622 Union Blvd. Allentown PA 18109



OFFERING SUMMARY

LEASE PRICE (BASE): \$32.00 SF + \$3.50 SF CAM
FIRST FLOOR Total Space: 3,800 SF
NEW FIT-OUT: Opened 2023
CAR PARKING: 45 lined spaces.
AMENITIES: Waiting Room: Reception Desk: 6 Exam Rooms: X-Ray Room: 2 Triage Rooms: Procedure Room, Offices, Break room, 4 Bathrooms
AMBULATORY ENTRANCE: Landing & Ramp
ELECTRIC: 400 Amp. HEAT: Gas

PROPERTY OVERVIEW

Bring your practice to this brand new, state of the art medical suite. Built in 2023, and previously an Urgent Care facility, the construction, amenities, furniture, and equipment are of top quality grade and barely used. The suite is designed to accommodate staff and 20 patients. It is self-contained and physically separated from the rest of the building for security, control, and confidentiality reasons and has its own 400 AMP electric power, gas heating, cooling, and hot water systems. Security features include separate employee entrance at the side, alarm system, cameras, and sprinklers. Parking for 45 cars in front and right side. Unfurnished base lease is \$32 SF NNN. Furnishings and equipment can be leased for an additional \$3,000 / month. CAM is \$3.50 SF. Potential tenants will compete Lease Application with bank references and landlord references.

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Waiting Room
Reception desk with office, break room
and office bathroom.



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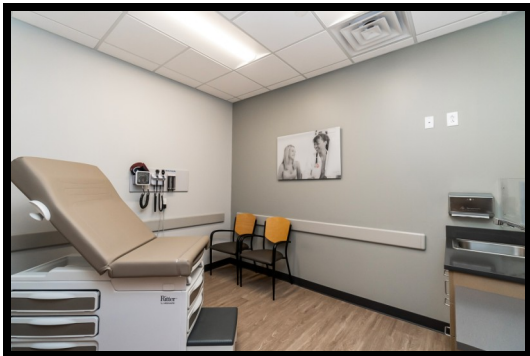
Nurses station with work area
& Exam rooms



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6 Exam Rooms (top left)
Procedure Room (top right)

X-ray Room (right)
2 Triage Rooms w/en-suite bathroom
(bottom right)

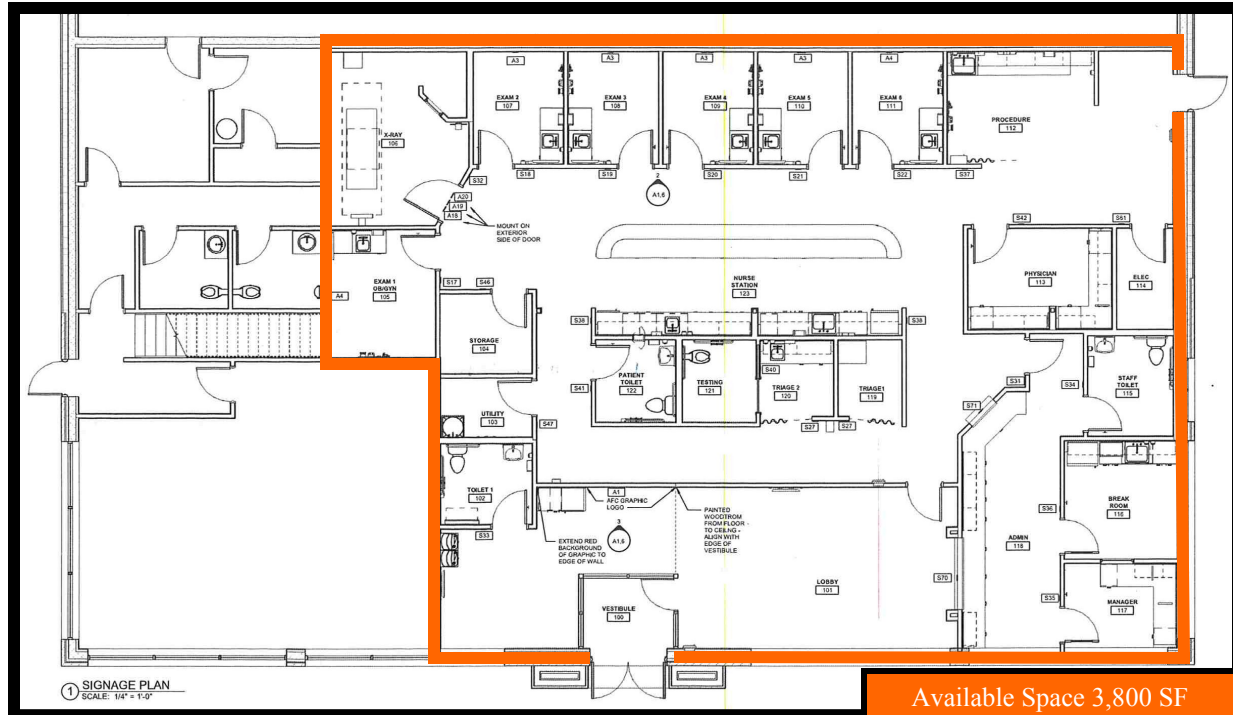
Storage Room (below)



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DEMOGRAPHICS

POPULATION	2 MILE	5 MILES	10 MILES
Total Population	62,786	257,083	460,005
Median Age	34.9	37.9	40.0
Annual Growth 2023-2028	0.4	0.3	0.4
HOUSE HOLDS & INCOME	2 MILE	5 MILES	10 MILES
Total Households	57,418	104,016	188,637
Average HH income	\$43,548	\$55,851	\$69,125
Population By Race	2 MILE	5 MILES	10 MILES
White	47,986	210,554	403,298
Black	14,542	39,262	50,095
Hispanic Origin	41,966	106,928	131,776