

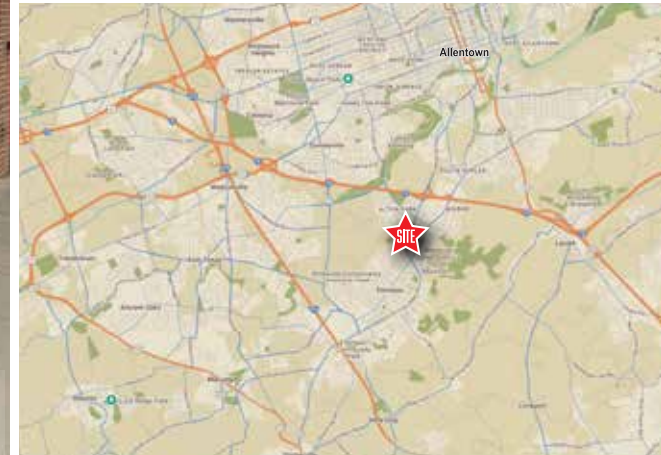
3,100 SF FORMER QSR WITH DRIVE THRU | FOR LEASE

3390 Lehigh Street| Allentown, PA 18103 | Lehigh County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



JOIN

GIANT

Burlington

ROSS
DRESS FOR LESS

STAPLES

3,100 SF
Ground Floor

1.49 ACRE
Parcel Size

IMMEDIATE
Availability

LEASE/SF
Upon Request

PROPERTY INFORMATION

- Former Wendy's with Drive-Thru Available for Immediate LEASE
- Prime Lehigh Street Location puts your business on this bustling corridor with High Visibility, located just minutes from Route I-78 on the Lehigh Street Auto Mile.
- Includes all FFE currently located within the Building
- NO entitlements required Get a Building Permit and make any required retrofit improvements
- Locate in front of the ready to Open Giant Supermarket, Ross Dress for Less, Burlington Coat and Staples

Demographics	1 Mile	3 Miles	5 Miles
Population	8,392	66,068	214,407
Average HH Income	\$130,748	\$109,920	\$105,205
Total Businesses	327	2,225	7,255
Number of Employees	3,245	20,534	78,385
Traffic Counts	State Ave.: 16,884 VPD • Oxford Dr.: 9,8020 VPD Route 78: 95,201 VPD		

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION **JAMES M. SMITH** 610-941-4034 x144
PLEASE CONTACT: **JSMITH@LPRE.COM** 484-239-8777 CELL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 100625

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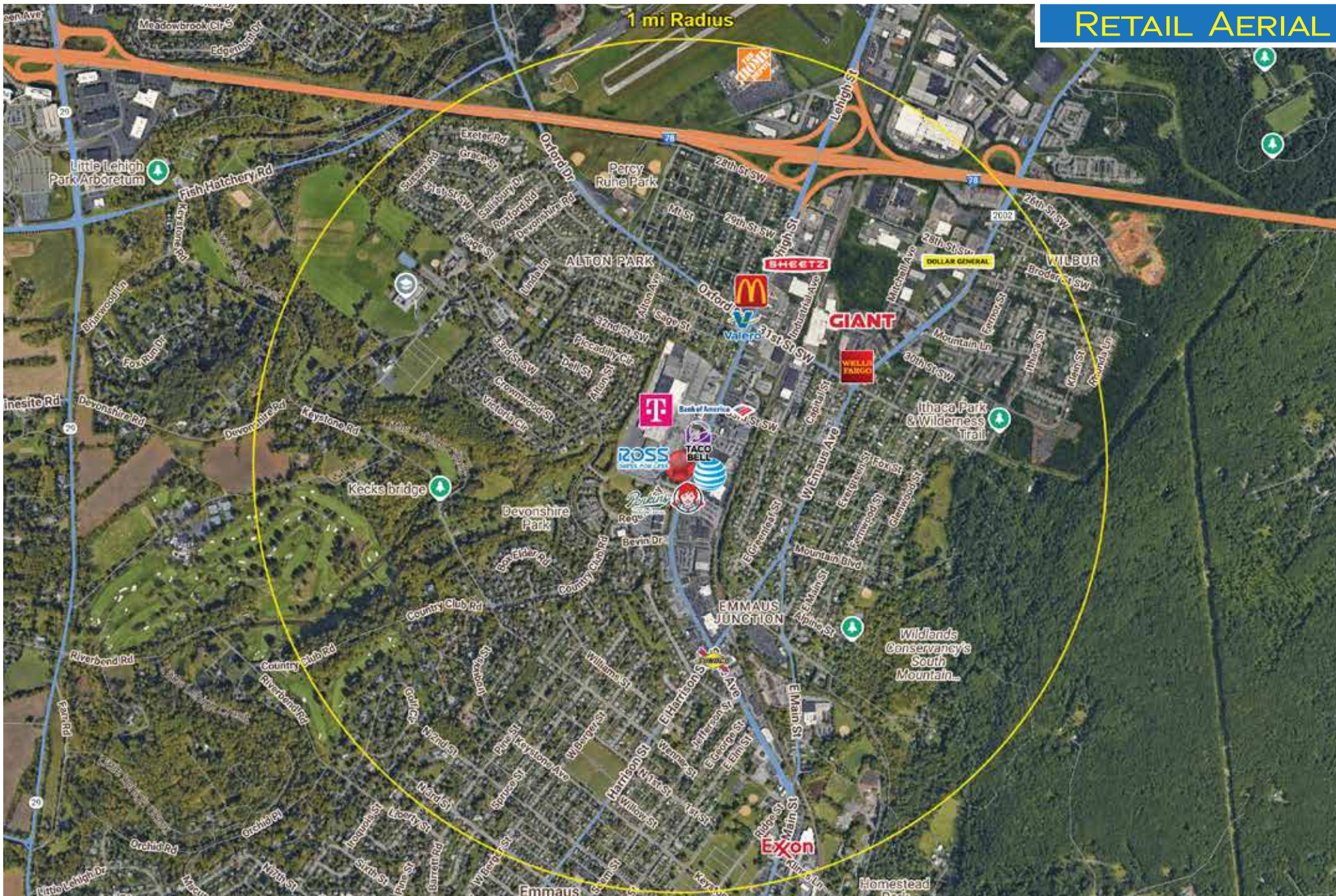
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LEGEND

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RETAIL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

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SITE AERIAL



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	8,392	66,068	214,407
Projected Population (2030)	8,282	65,869	215,082
Projected Annual Growth (2025 to 2030)	-0.3%	-0.1%	0.2%

Households & Growth

Households (2025)	3,522	26,172	81,189
Projected HH (2030)	3,527	26,599	83,091
HH Growth with Children (2025 to 2030)	26.3%	29.9%	32.7%

Income

Average HH Income (Est. 2025)	\$130,748	\$109,920	\$105,205
Median HH Income (2025)	\$100,336	\$86,217	\$80,275

Daytime Population

Total Businesses (2025)	327	2,225	7,255
Number of Employees (2025)	3,245	20,534	78,385

Education

High School Graduate	43.3%	34.7%	33.2%
Some College	12.7%	15.5%	15.7%
Bachelor Degree	17.5%	21.2%	19.5%
Graduate	12.8%	10.5%	11.5%

Traffic Counts:

State Ave.: 16,884 VPD • Oxford Dr.: 9,8020 VPD
Route 78: 95,201 VPD

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP

