

# For Sale/Lease

## 1.26 Acre Redevelopment Opportunity

345 Route 100  
Allentown PA

 21,941 AADT

S Route 100

**Scott Horner**  
Vice President  
+1 610 359 5869  
scott.horner@colliers.com

One Windsor Drive  
7535 Windsor Drive, Suite 208  
Allentown, PA 18195  
+1 610 770 3600  
colliers.com/allentown

**Colliers**





# Property Highlights



3,212 SF or 1.26 AC  
redevelopment opportunity



Tremendous  
visibility

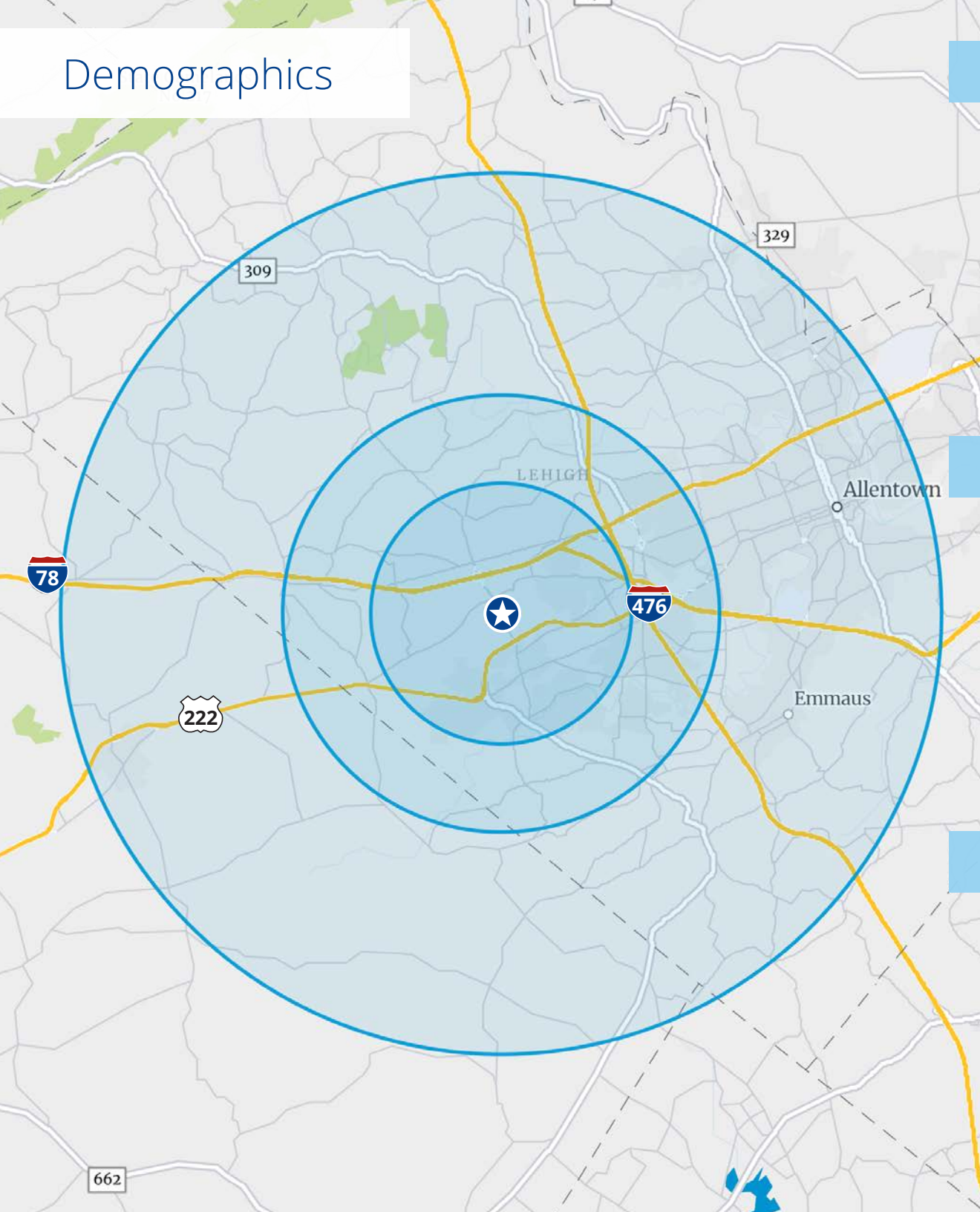


Zoned  
LI





# Demographics



## within three miles

 **35,587**  
people

 **\$122,060**  
average HHI

 **13,319**  
households

 **18,659**  
employees

## within five miles

 **82,905**  
people

 **\$117,394**  
average HHI

 **31,917**  
households

 **42,111**  
employees

## within ten miles

 **325,717**  
people

 **\$86,327**  
average HHI

 **123,114**  
households

 **158,687**  
employees





**Scott Horner**  
 Vice President  
 +1 610 359 5869  
 scott.horner@colliers.com

One Windsor Drive  
 7535 Windsor Drive, Suite 208  
 Allentown, PA 18195  
 +1 610 770 3600  
 colliers.com/allentown



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.