

MULTI-TENANT INVESTMENT PROPERTY ... For Sale

Commercial Site

622 Union Blvd. Allentown PA 18109



OFFERING SUMMARY

COMMERCIAL MULTI-TENANT INVESTMENT

OFFICE, 2nd Floor: 2 Suites, Shared Kitchenette, Conference Room, 2 Bath (1 suite leased)

RETAIL OFFICE: 834 SF (Leased)

MEDICAL SUITE: 3,800 SF (Leased)

WAREHOUSE: 5,500 SF with office (Leased)

BASEMENT: 2,584 SF (Leased)

PARKING: 45 lined spaces

ELECTRIC: 400 Amp. HEAT: Gas

CAR VOLUME PER DAY: 18,000

PROPERTY OVERVIEW

COMMERCIAL INVESTORS--Add this completely updated, two story building to your portfolio. Over 90% leased on multi-year NNN leases. The front half of the building has a retail space and a medical suite and two separated office suites upstairs, with shared amenities. One of the two office suites is leased and the other area is available for lease. The retail space and the medical suite are both leased. The medical suite has its own entrances, HVAC, security systems, and bathrooms and is self-contained for security reasons. The back half of the building is a 2-story, 5,500 SF, clear span warehouse with one drive-in door, one loading dock, and a small office and is also leased. The basement is a 2,584 SF storage space with its own entrance and drive-in door, and is leased to a separate tenant. There are two dedicated bathrooms on ground floor for the retail space and the warehouse. This 1 acre property is zoned B-3 Highway Business, has 45 lined parking spots, and is situated at a signalized corner. Call for a tour today.

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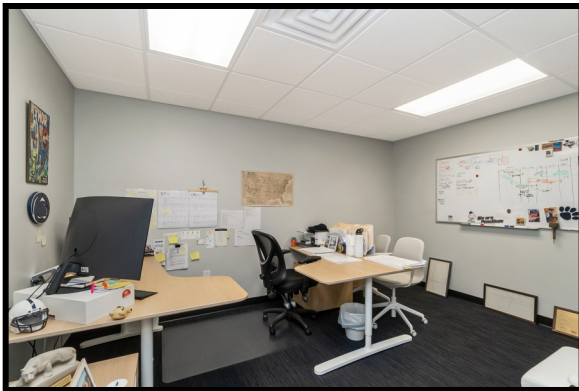
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OFFICE SUITES: (2nd Fl) 2 Suites / Shared Facilities



Cubical space: above – **Available for lease**

Sample closed office below (leased)



Shared bathroom (1 of 2) below



Above: Executive Office suite with en-suite bathroom (leased)



Shared kitchenette above

Shared Conference / Media room below



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WAREHOUSE: 5,500 SF, 2 rollup doors, 23 FT ceiling height / **BASEMENT:** 2,584 SF, drive-in door



Warehouse with 1 dock door, 1 drive-in door above (Leased)

Basement below w/ drive-in door (Leased)



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MEDICAL: Self-contained suite with waiting room, reception area, exam rooms, 5 bathrooms, 2 triage rooms



Nurses station, reception / waiting area and exam room



RETAIL: Self-contained suite with entrance off common hallway, dedicated bathroom, break room



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RENT ROLL

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Space Name	Size (SQFT)	Annual Lease Rate	Monthly Rent	Annual CAM Rate	Monthly CAM	Notes	Total Monthly Payment	Lease End Dt
Retail Space	834	\$25.90	\$ 1,800.00	\$ 4.61	\$ 320.47		\$ 2,120.47	Mar-2027
Medical Suite	3,800	\$32.00	\$ 10,133.33	\$ 5.39	\$ 1,746.95	Annual cap on Incr*	\$ 11,880.28	Jul-2030
Offices	2,634	\$14.00	\$ 3,073.00	\$ 5.39	\$ 1,183.94		\$ 4,256.94	Jun-2029
Offices	2,000	\$15.00	\$ 2,500.00	\$ 5.39	\$ 898.97	Asking	\$ 3,398.97	
Warehouse	5,500	\$11.00	\$ 5,041.67	\$ 5.39	\$ 2,472.17		\$ 7,513.84	Jun-2029
Basement	2,584	\$6.85	\$ 1,475.00	\$0.00	\$ -	\$100/elec \$50/ADT	\$ 1,630.00	Oct-2026
		Calculated				included		
	17,352					*see lease		
	Monthly		\$ 24,023.00		\$ 6,622.51	\$ 30,645.51		
	Annual		\$288,276.00		\$79,470.09	\$ 367,746.09		
			2025 Actual CAM Expenses		\$79,656.00			



Left side of the building.



Right side of the building.

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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