

Colliers

For Lease

20,388 AADT

Wegmans

Peoples Security



Tilghman Street

3995 Tilghman Street  
Allentown PA

±4,500 SF  
on 1.86 AC

Former Ruby Tuesday's



Adjacent to Wegmans, Starbucks,  
Five Guys, Supercuts & AT&T



Located at lighted  
intersection



Turn-key pad site /  
stand-alone restaurant  
(188 seats & 117 parking spaces)



Zoned B-3 within  
the City of Allentown

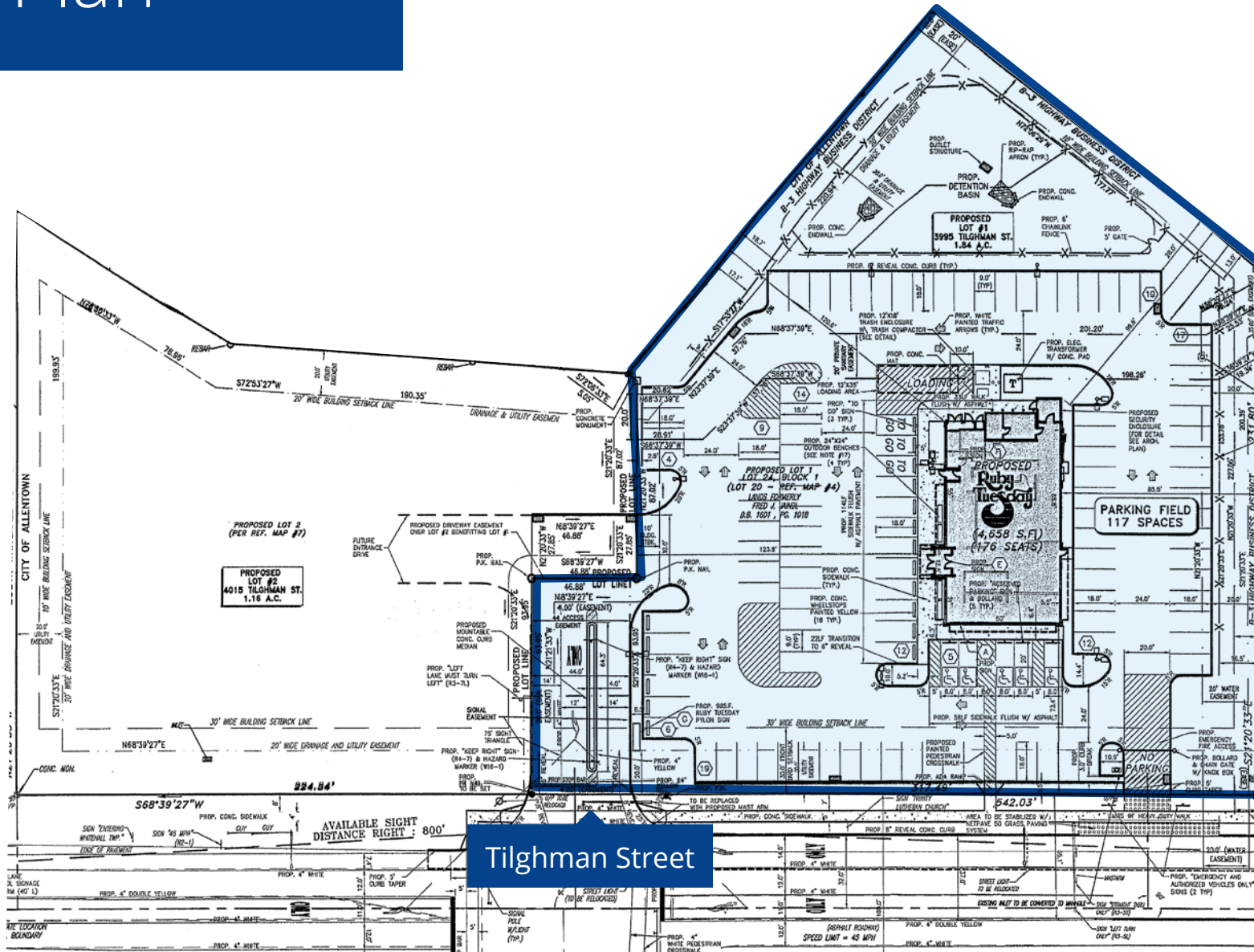


Strong demographics  
and traffic counts

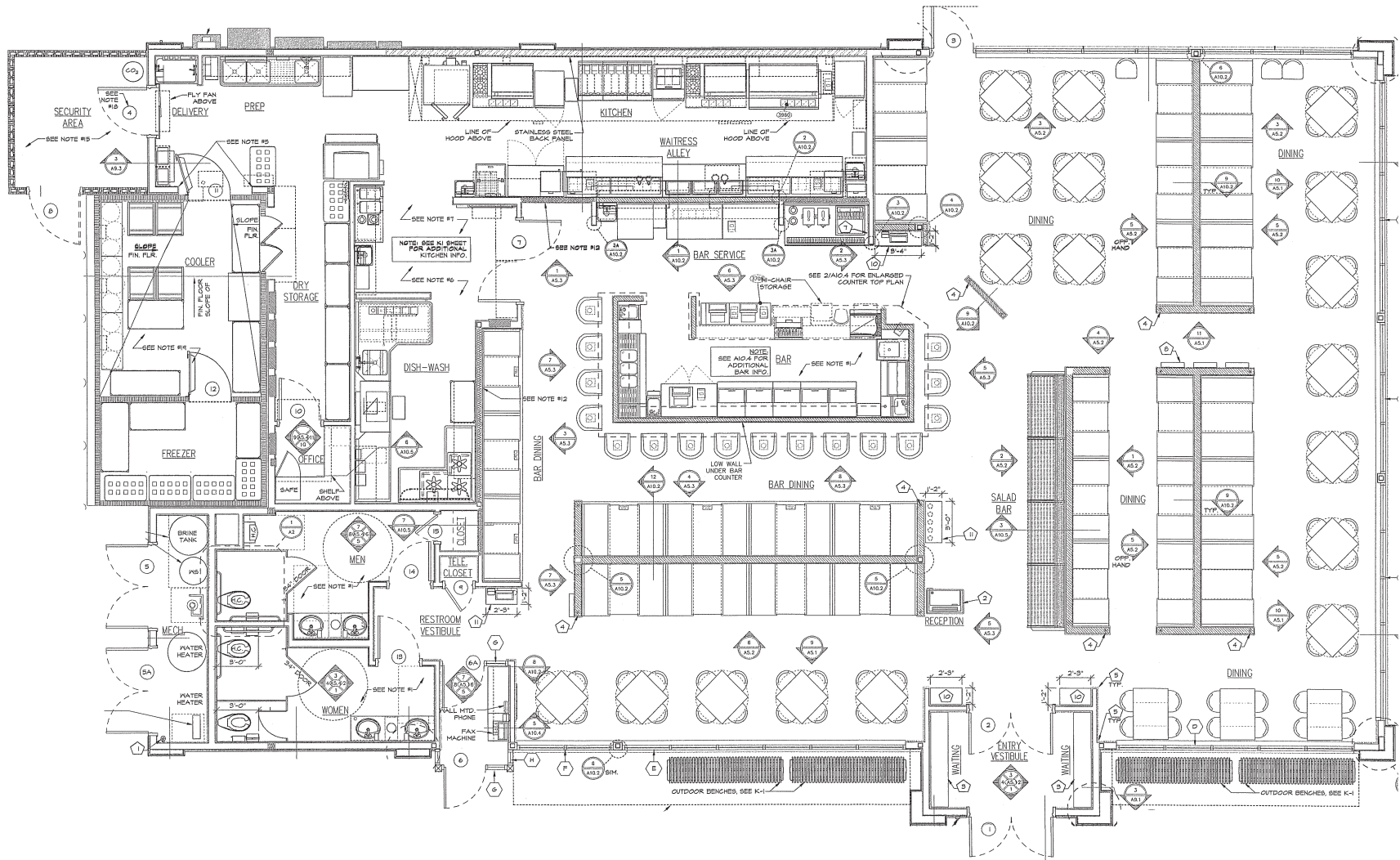
Accelerating success.



# Site Plan



# Floor Plan



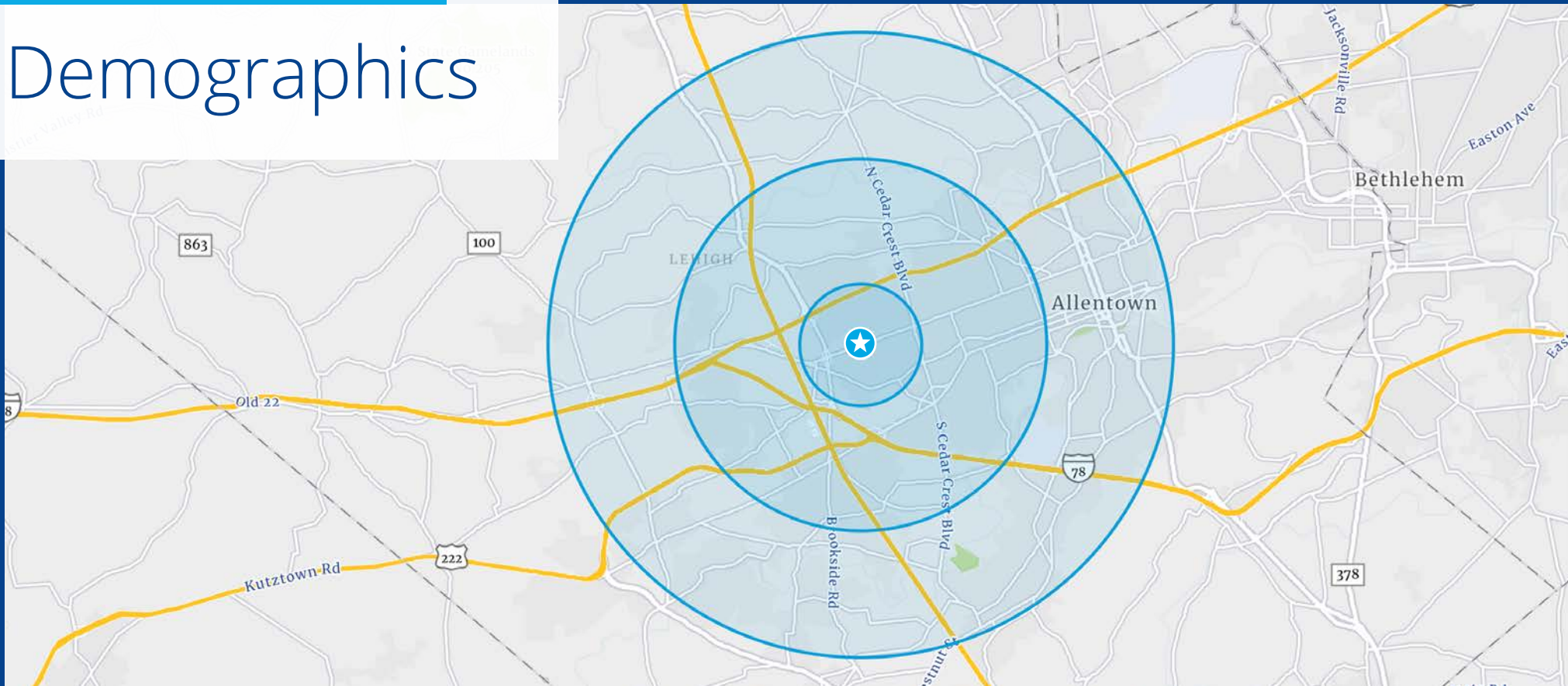


# Property Gallery





# Demographics



8,319  
people



\$111,172  
average HHI



69,097  
people



\$101,649  
average HHI



202,697  
people



\$82,836  
average HHI



3,806  
households



3,874  
employees



26,942  
households



34,228  
employees



76,341  
households



93,473  
employees



# Retail Map





# Contact



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