

## RETAIL FOR LEASE

# SPACE FOR LEASE

4631 Penn Avenue, Sinking Spring, PA 19608



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	3.56 Acres
<b>BUILDING SIZE:</b>	15,000 SF
<b>ZONING:</b>	C2

### PROPERTY OVERVIEW

2,627 SF and 3,200 SF space for lease.

15,000 SF Shopping Center, located along Route 422 with over 220 feet of road frontage.

Excellent exposure with ease of ingress/egress (full movement access) from two access points.

Shopping Center offers convenient parking, multiple sign options and previous fit out offers turnkey spaces

### PROPERTY HIGHLIGHTS

ALLENTOWN, PA



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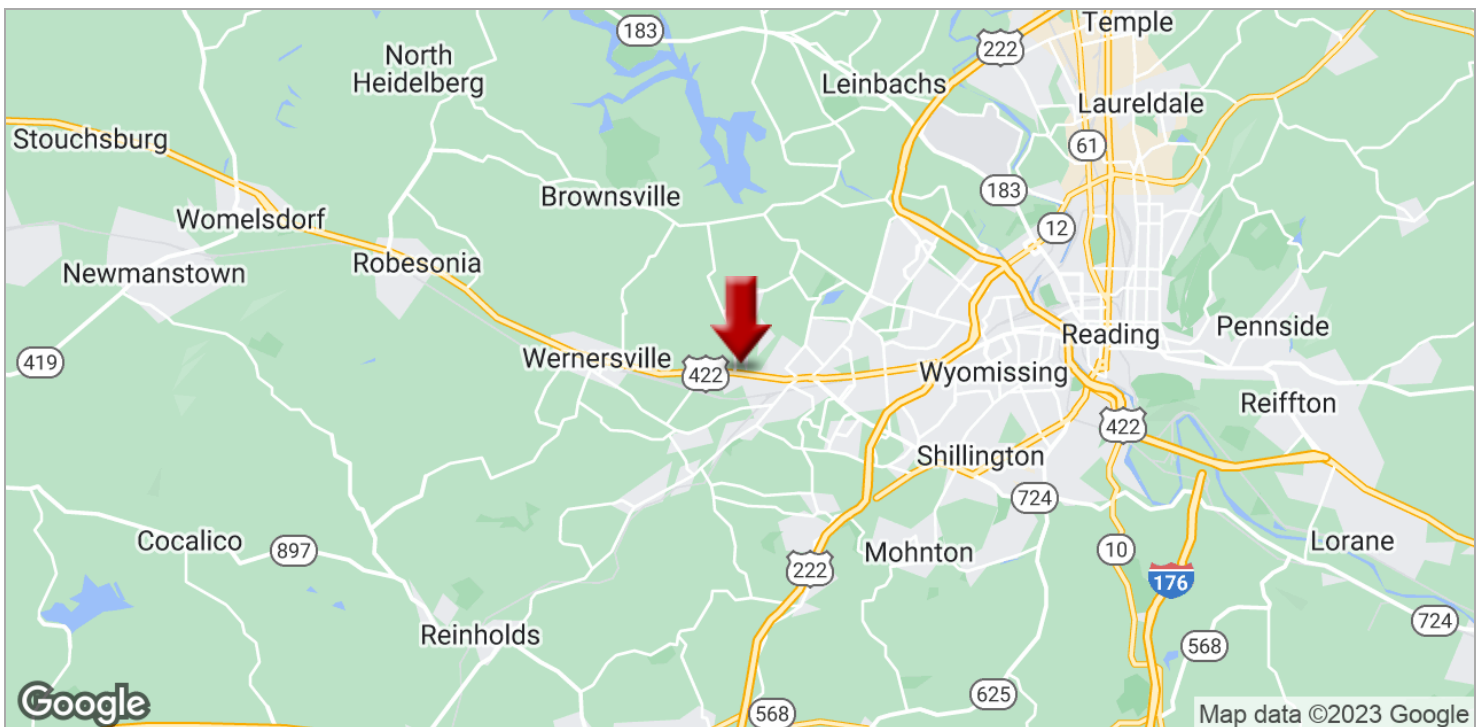
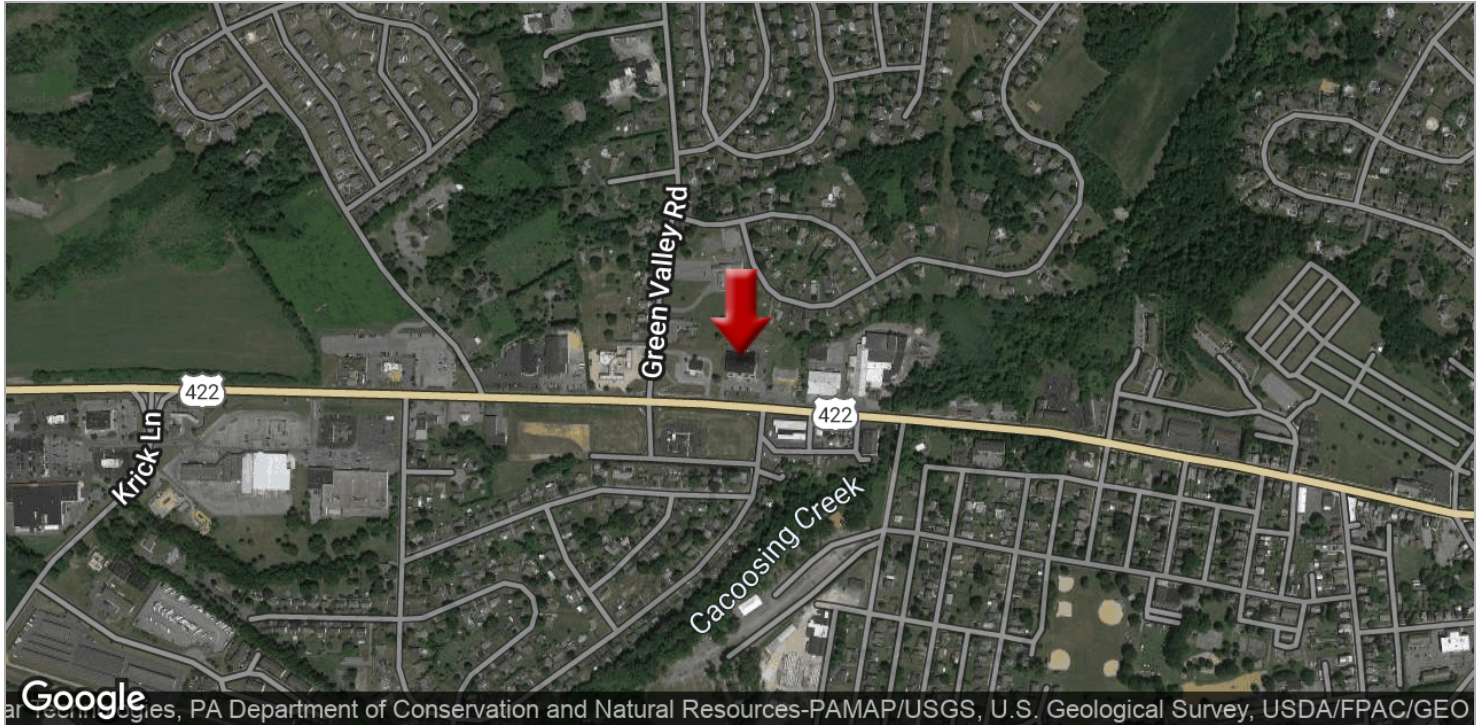
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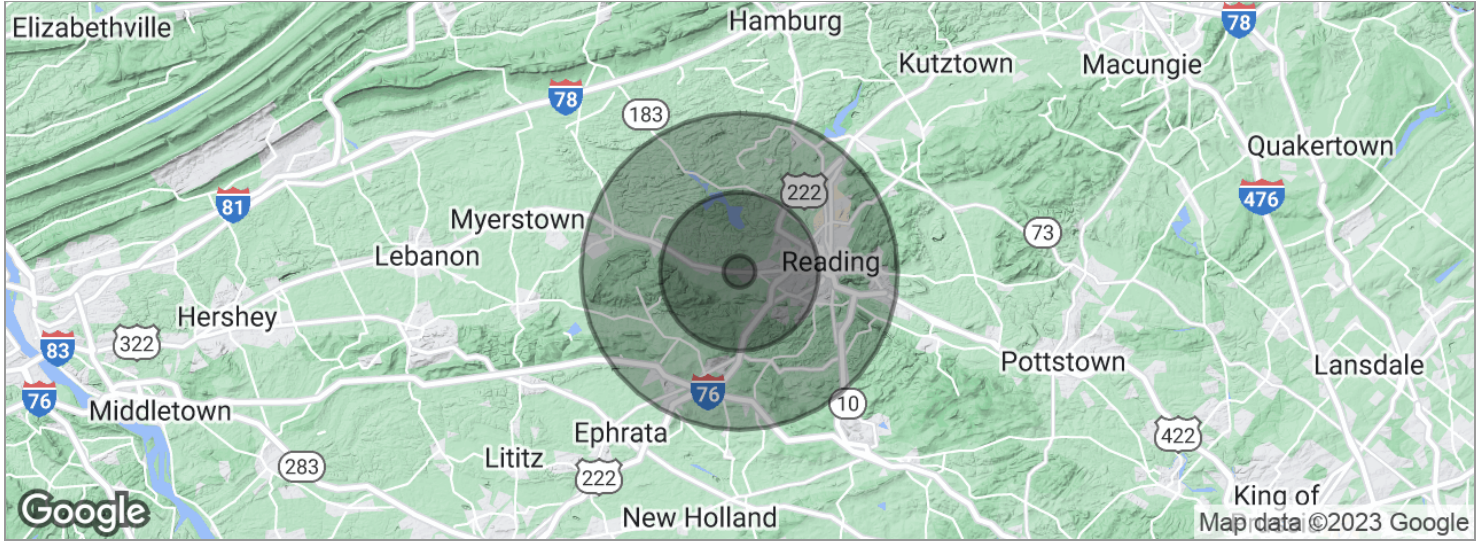
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,852	76,700	313,550
Median age	39.1	41.5	37.4
Median age (male)	38.4	39.2	35.6
Median age (Female)	39.7	43.7	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,552	29,976	117,457
# of persons per HH	2.5	2.6	2.7
Average HH income	\$73,381	\$79,959	\$61,091
Average house value	\$214,825	\$226,632	\$186,491

\* Demographic data derived from 2020 ACS - US Census

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