

OFFICE FOR LEASE

TILGHMAN STREET OFFICE SPACE

4295 W Tilghman Street, Allentown, PA 18104



OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	N/A
BUILDING SIZE:	4,514 SF
ZONING:	HC-Highway Commercial

PROPERTY OVERVIEW

Second-floor Class A office space available for immediate lease. The area is a total of +/- 2,025 SF and features elevator access, two ADA compliant restrooms, one private office with an open floor plan for workstations, and plenty of natural lighting.

The building was constructed in 2007 and is well-maintained by the owner.

The building also has ample dedicated parking for approximately 16 vehicles.

The property is located along heavily traveled Tilghman Street with neighbors such as Wegmans, Provident Bank, BB&T Bank, and many more.

This location has exceptional access to all major Lehigh Valley throughfares such as I-78, Rt 22, Rt 309, and is within minutes of the Northeast extension of Pennsylvania Turnpike.

ALLENTOWN, PA



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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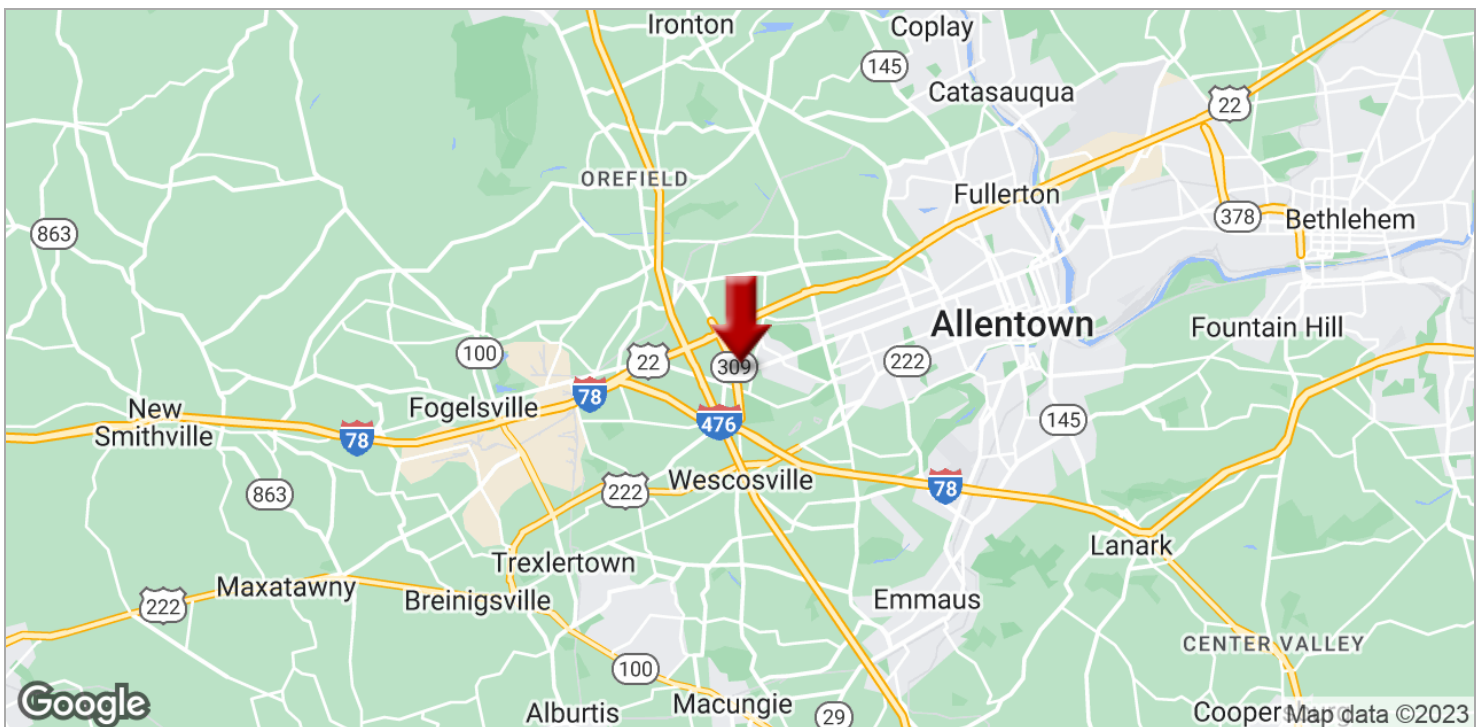
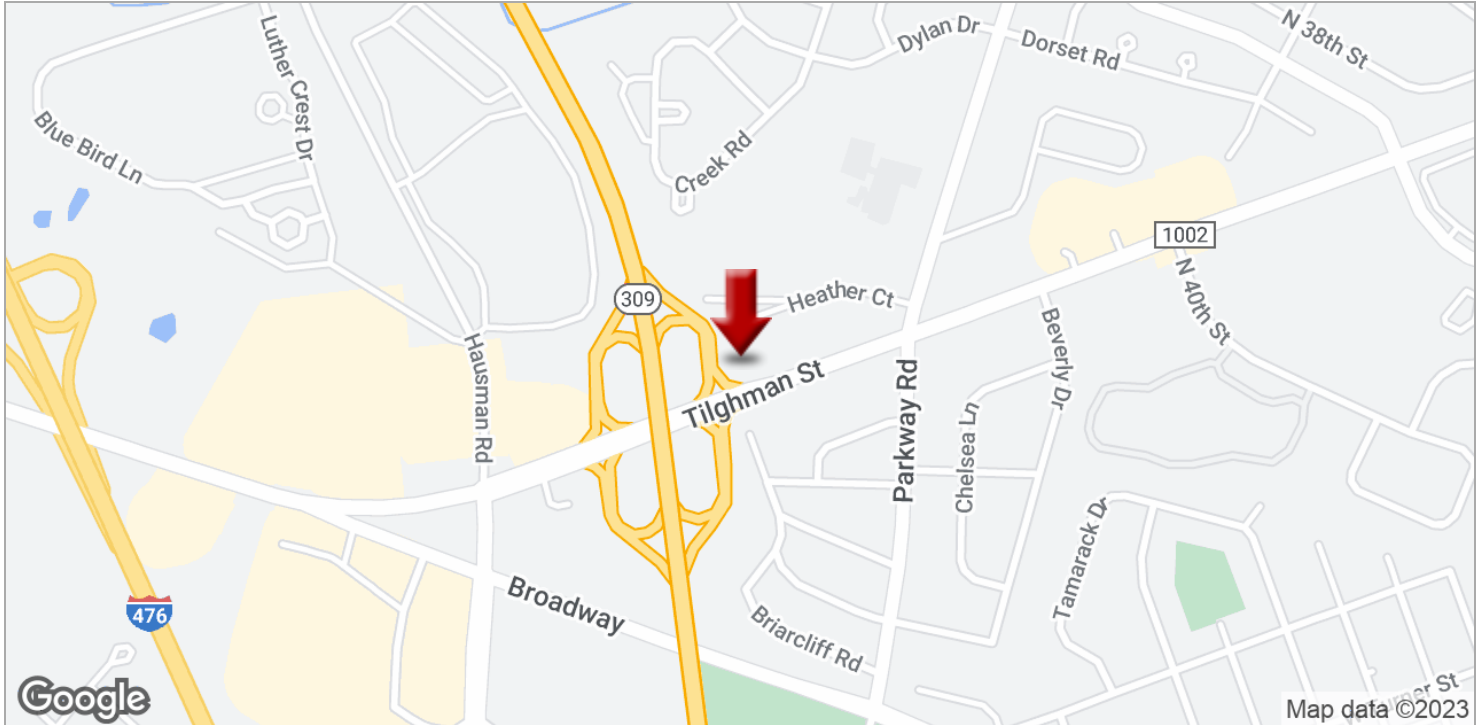
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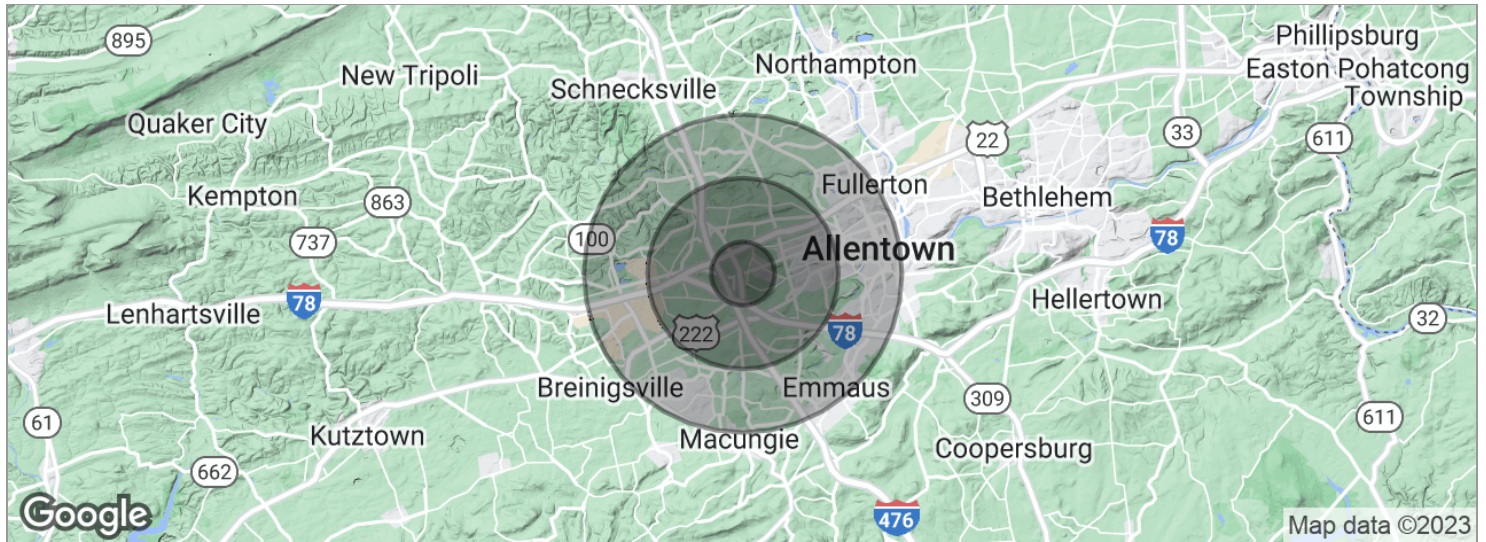
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,478	44,327	144,074
Median age	47.9	45.0	41.0
Median age (male)	47.3	43.8	39.7
Median age (Female)	49.1	46.0	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,100	17,397	56,024
# of persons per HH	2.4	2.5	2.6
Average HH income	\$90,872	\$95,263	\$81,088
Average house value	\$344,200	\$293,718	\$284,788

* Demographic data derived from 2020 ACS - US Census

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