

## RETAIL FOR LEASE

# NEWLY PROPOSED RETAIL STRIP CENTER

5917 Tilghman Street, Allentown, PA 18104



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	1.43 Acres
<b>BUILDING SIZE:</b>	4,000 SF
<b>ZONING:</b>	HC-Highway Commercial

## PROPERTY OVERVIEW

Newly Proposed Retail Strip Center Available for Lease.

Proposed plans feature a laser operated drive-thru car wash, mini mart, and gas station. Total leasable SF is +/-4,000 SF which can be demised to create 1,500 SF, 1,500 SF, and 1,000 SF units. Expected delivery is July 2020.

The site is highly visible and located on heavily traveled Tilghman Street, with easy access to major highways such as Route 22, I- 78, and PA Turnpike.

The site is located within minutes from a robust industrial environment with widely recognized tenants such as Amazon Warehouse, True Value Distribution Center, Nestle Distribution Co, Home Depot Distribution Center, FedEx SmartPost, and many more nationally recognized names. With a growing population of approximately 33,539 within a three-mile radius, this would be a perfect opportunity for any food or service type user to capitalize on the positive growth

ALLENTOWN, PA



**JAMES BALLIET**

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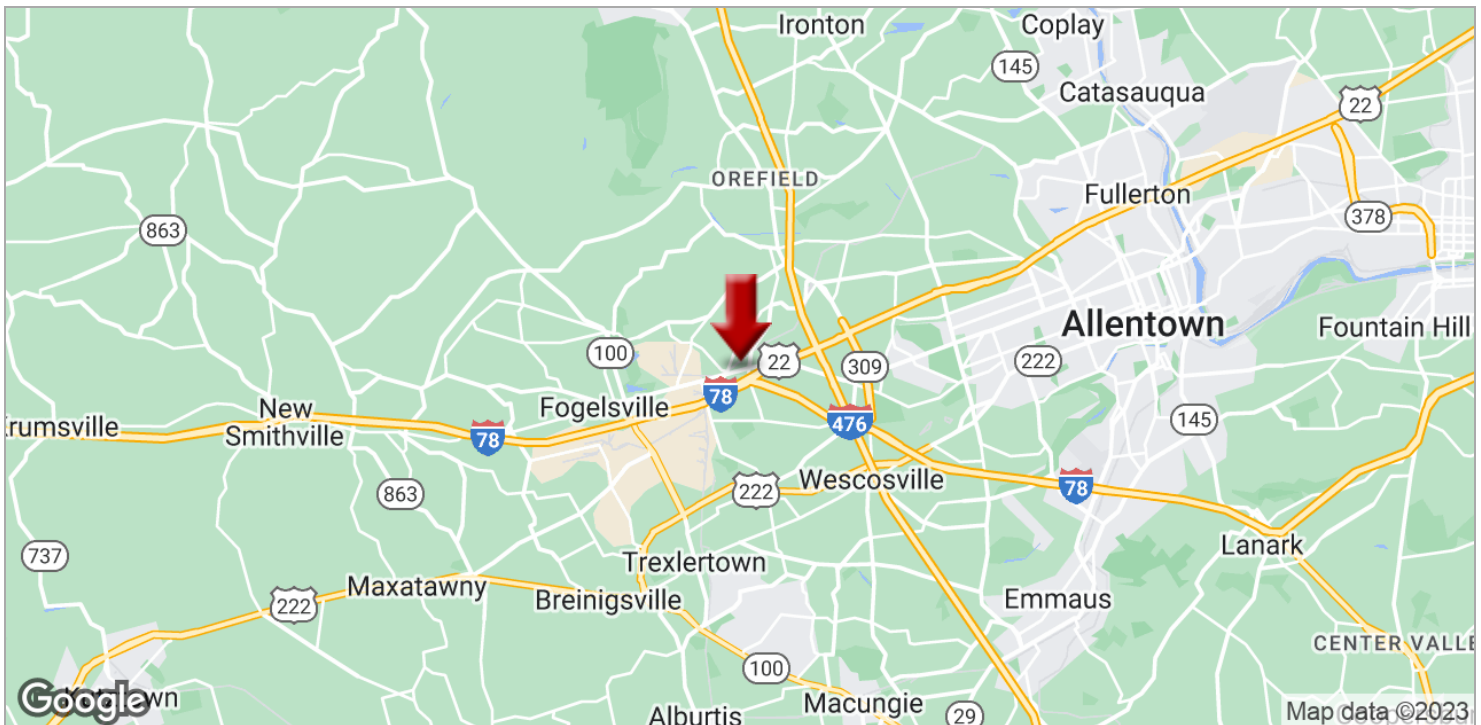
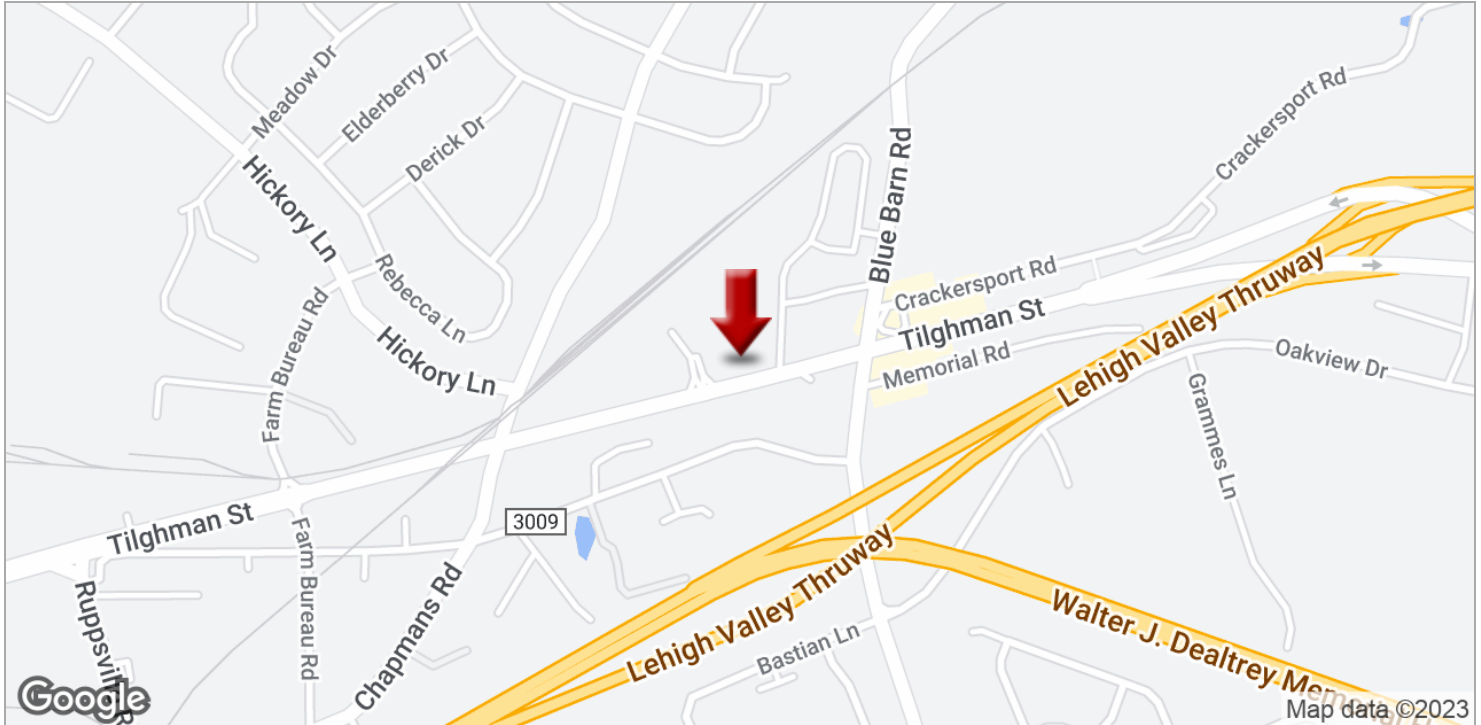
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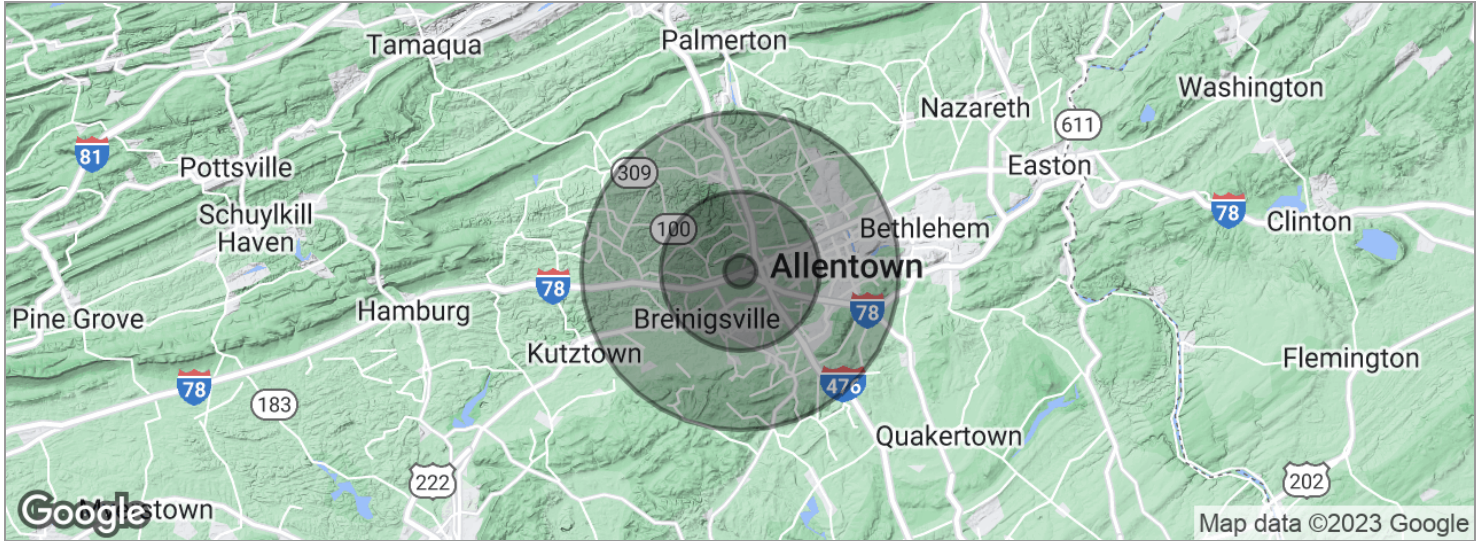
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,914	77,470	363,441
Median age	42.0	43.5	38.5
Median age (male)	42.0	42.5	37.4
Median age (Female)	41.9	44.0	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,375	29,753	139,523
# of persons per HH	2.8	2.6	2.6
Average HH income	\$109,427	\$97,900	\$69,457
Average house value	\$366,889	\$306,187	\$259,336

\* Demographic data derived from 2020 ACS - US Census

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