

## STOREFRONT RETAIL/OFFICE FOR LEASE

# AFFORDABLE RETAIL/OFFICE SPACE

1416 Union Boulevard, Allentown, PA 18109



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	N/A
<b>BUILDING SIZE:</b>	6,032 SF
<b>ZONING:</b>	B-3/Highway Business

### PROPERTY OVERVIEW

Affordable first and second-floor office/retail for lease!

The building is easily visible on the East side of Union Blvd with impeccable signage.

1,540 SF ground level space is currently build-out as a chiropractic office, and is suitable for retail use. Modern floor plan shows area for rehabilitation, two ADA restrooms, two private offices, and reception desk. Perfect opportunity for a daycare, chiropractic office, or dental practice.

1,040 SF second floor space features two private offices, one bathroom, and ample storage. Affordable space for a startup business such as an accountant, insurance office, call center, or tech company.

The building is well-maintained and has dedicated parking for 15 vehicles.

Easy travel to downtown Bethlehem and Allentown areas. Major highways in close proximity are Routes 22, 309, and I-78.

ALLENTOWN, PA



**JAMES BALLIET**

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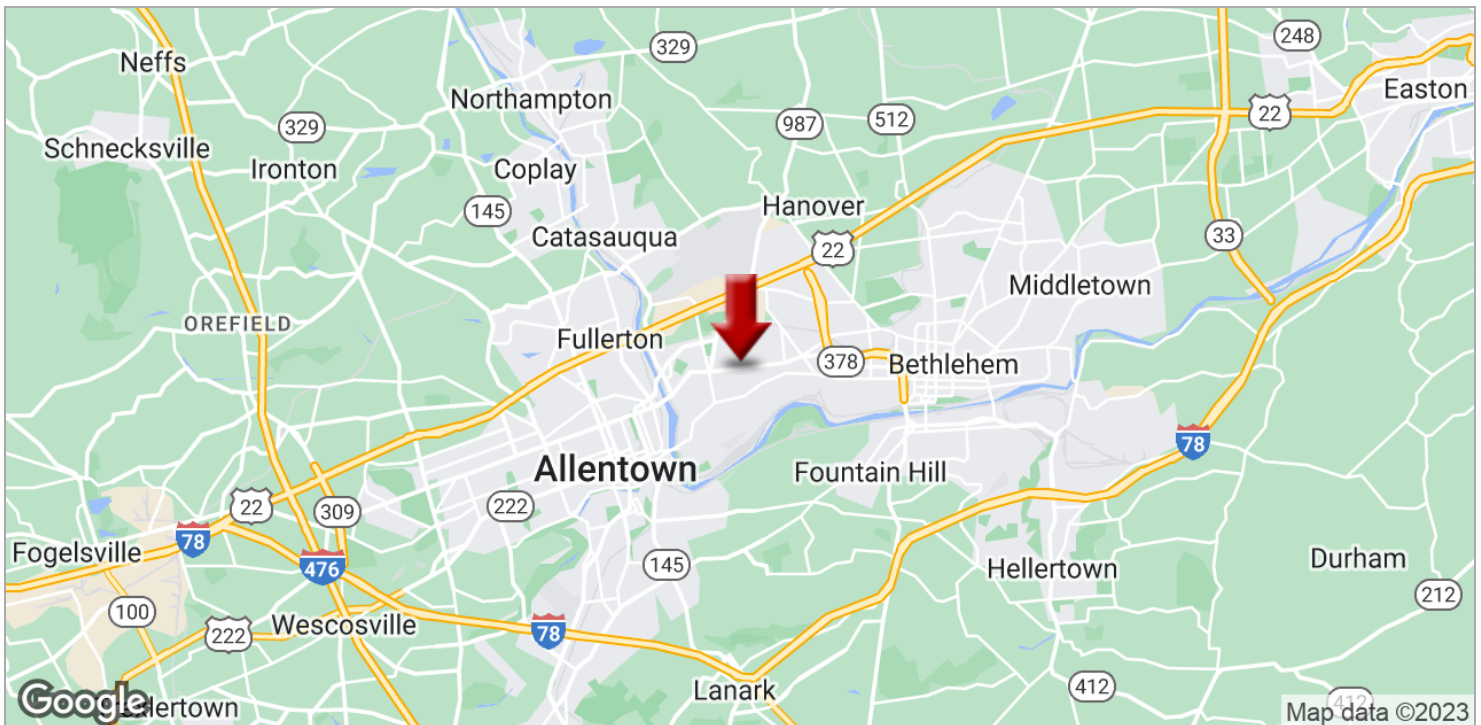
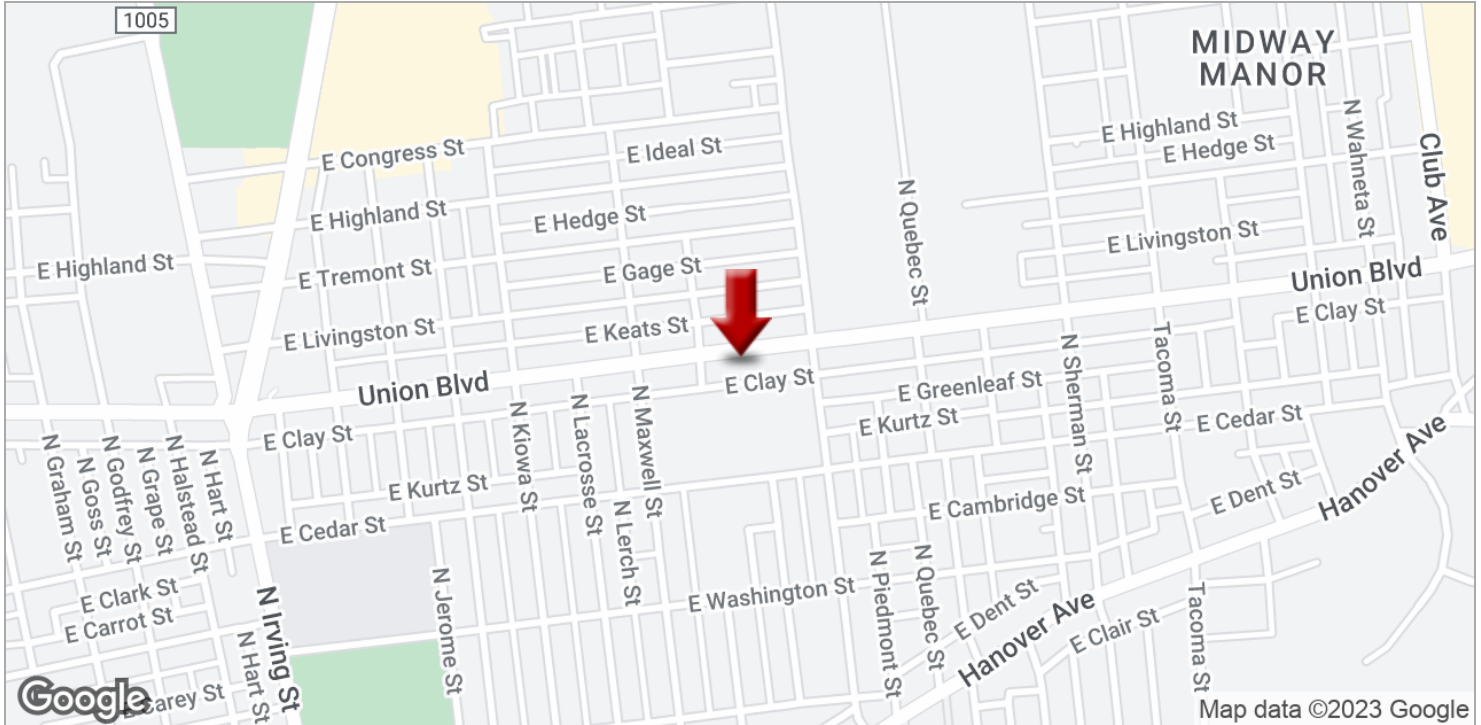
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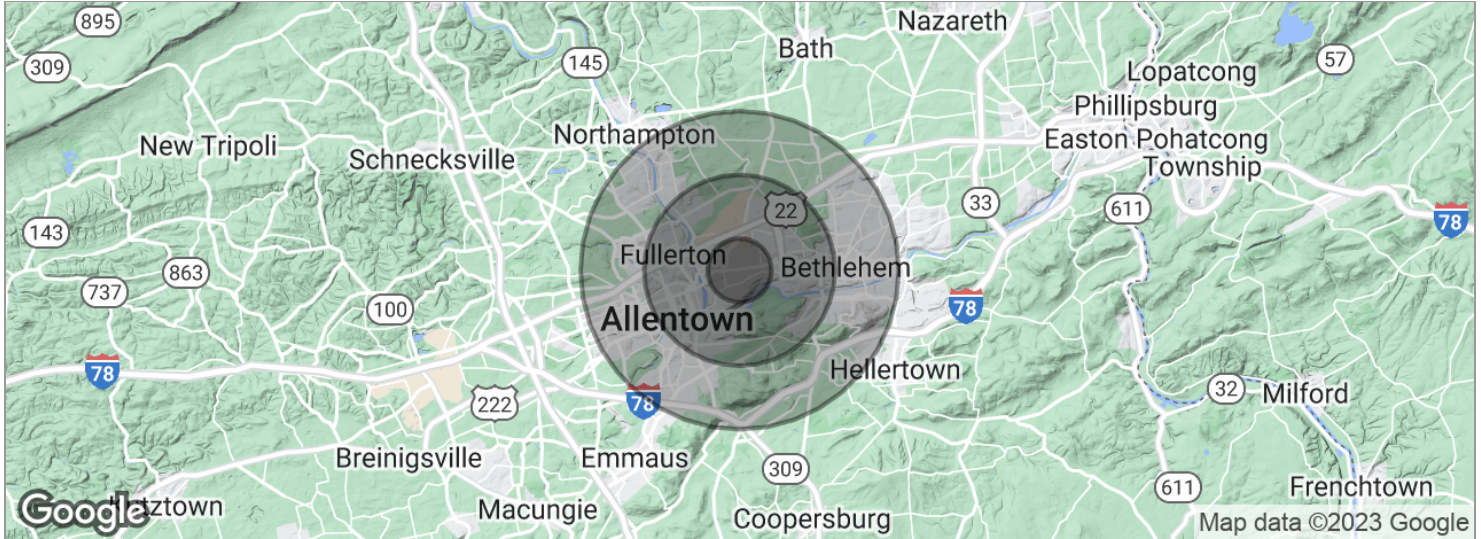
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,607	99,271	272,293
Median age	37.8	36.5	35.5
Median age (male)	37.0	35.3	34.0
Median age (Female)	39.8	38.0	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,506	38,273	104,631
# of persons per HH	2.4	2.6	2.6
Average HH income	\$48,159	\$49,552	\$53,519
Average house value	\$174,498	\$182,239	\$208,304

\* Demographic data derived from 2020 ACS - US Census

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