

OFFICE FOR LEASE

ALLENTOWN, PA- 930 BUILDING FOR LEASE

930 W. Hamilton Street, Allentown, PA 18101



PROPERTY OVERVIEW

AVAILABLE SF: +/- 3,000 SF

LEASE RATE: N/A

BUILDING SIZE: 27,720 SF

ZONING: B-2-Central Business

MARKET: Allentown

CROSS STREETS: N Fountain Street

Exceptional office space for lease on Hamilton Boulevard.

This ground floor space is +/- 3,000 SF and has many features such as ADA restrooms, central HVAC, ample storage, kitchenette, (3) three Phase electric and much more.

Building is conveniently located within walking distance to new PPL Event Center, multiple restaurants, hotels and downtown amenities.

For additional information about this listing please contact listing agent.

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

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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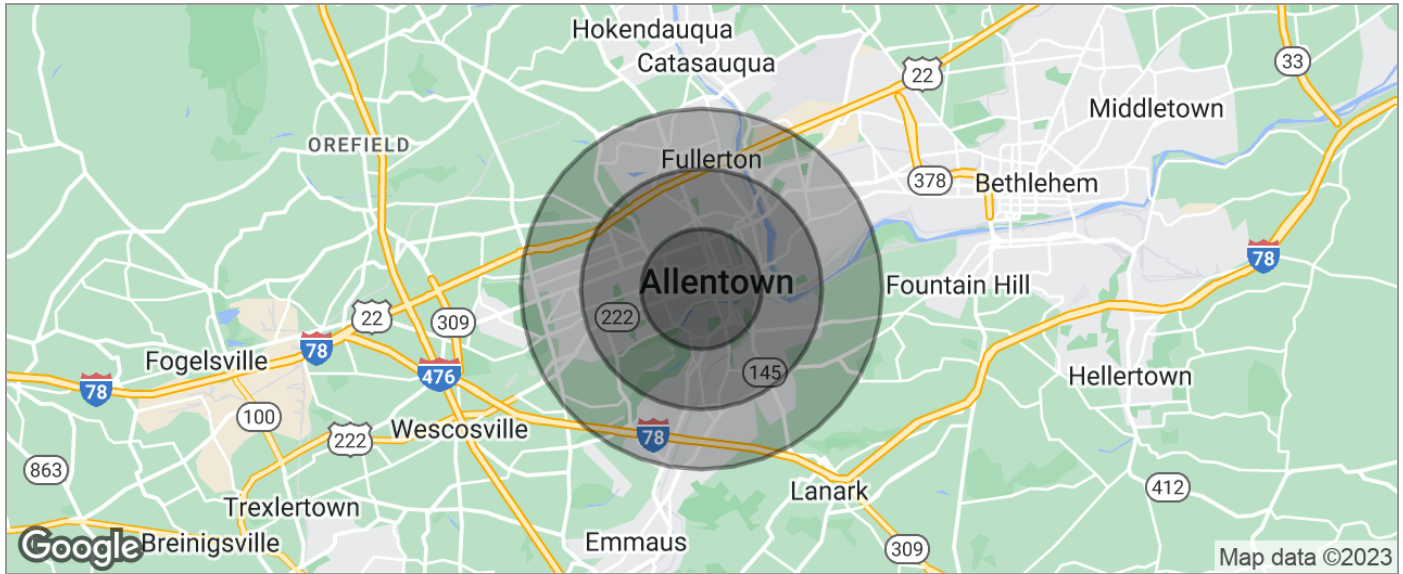
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	50,235	110,698	157,418
MEDIAN AGE	28.6	31.0	33.1
MEDIAN AGE (MALE)	26.8	29.4	31.5
MEDIAN AGE (FEMALE)	30.5	32.7	34.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	17,390	40,225	59,051
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$35,220	\$41,565	\$46,374
AVERAGE HOUSE VALUE	\$126,322	\$159,325	\$176,836

* Demographic data derived from 2020 ACS - US Census

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