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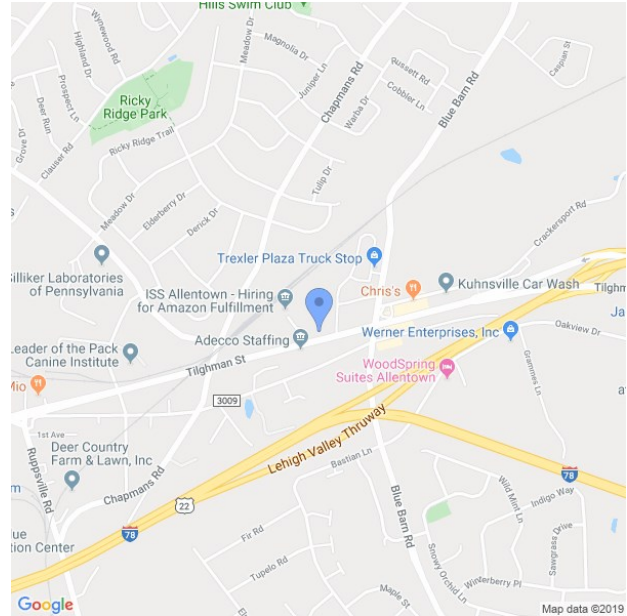


Newly Proposed Retail Strip Center

5917 TILGHMAN STREET, ALLENTOWN, PENNSYLVANIA 18104



COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE \$23.00/SQFT NNN
 ZONING HC-HIGHWAY COMMERCIAL

BLDG TYPE MULTI-TENANT
 GROSS BLDG 4,000 SQFT
 LAND AREA 1.43 ACRES

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.

Route 22 to west on Tilghman Street. Past Blue Barn Road. Property on the Right.

 3 Spaces



AVAILABLE: 1,000 SqFt

LEASE RATE: \$23.00_{NNN}



AVAILABLE: 1,500 SqFt

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