

# NEUWEILER LOFTS

401 N Front St · Allentown, PA



**RETAIL/OFFICE SPACE AVAILABLE**

**JAMES BALLIET**

610-972-6808  
610-435-1800

[James@JBPropertyGroup.com](mailto:James@JBPropertyGroup.com)

**MICHAEL G. MAKHOUL**

610-390-3839  
610-435-1800

[Mike@JBPropertyGroup.com](mailto:Mike@JBPropertyGroup.com)

**THE JAMES BALLIET PROPERTY GROUP  
KELLER WILLIAMS REAL ESTATE**

1605 N CEDAR CREST BLVD  
SUITE 309  
ALLENTOWN, PA 18104

# NEUWEILER LOFTS



Join the next phase in the riverfront / downtown Allentown, PA Neighborhood Improvement Zone (NIZ) rejuvenation! This incredible project features  $\pm 40,000$  SF of retail/office space on the ground floor. Neuweiler Lofts is a historic property located on N. Front Street where Neuweiler and Sons Brewery once produced beer up until 1968. There will be 283 apartments above the retail spaces.

# NEUWEILER LOFTS

We are seeking unique retail tenants to provide amenities to the apartment building and neighborhood alike. The project features 225 dedicated parking spaces plus street parking. We are immediately seeking restaurants, entertainment concepts, grocery store, retail tenants and services and so much more. Use your vision and imagination and become part of this historic resurgence.

## Features:

- Retail/Office Space Available
  - 1,500 SF - 11,719 SF
- 225 Parking Spaces
- 283 Apartments



# NEUWEILER LOFTS



The Neighborhood Improvement Zone (NIZ) is a special district established by Pennsylvania state law in 2011, spanning approximately 128 acres in center city Allentown and along the western side of the Lehigh River. The NIZ allows state and local tax revenues generated by businesses within the zone to fund debt service on bonds and loans for qualifying capital improvements – driving over \$1 billion in completed real estate development, including an arena, office buildings, shops, restaurants, hotels, and apartments.

## DEMOGRAPHIC RADIUS RINGS



Population (2 mi)

**93,479**

Avg. HH Size (2 mi)

**2.6**

Avg. Age (2 mi)

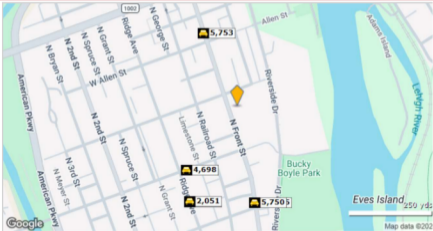
**36**

Med. HH Inc. (2 mi)

**\$46,316**

## DEMOGRAPHIC SUMMARY

|                            | 2 Mile | 5 Mile  | 10 Mile |
|----------------------------|--------|---------|---------|
| <b>Population</b>          |        |         |         |
| 2025 Population            | 93,479 | 270,941 | 507,355 |
| 2030 Population            | 96,134 | 278,392 | 520,928 |
| Pop Growth 2025-2030       | 2.8%   | 2.8%    | 2.7%    |
| 2025 Average Age           | 36     | 39      | 41      |
| <b>Households</b>          |        |         |         |
| 2025 Households            | 33,678 | 103,274 | 194,038 |
| 2030 Households            | 34,715 | 106,298 | 199,477 |
| Household Growth 2025-2030 | 3.1%   | 2.9%    | 2.8%    |



|    | Street       | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|--------------|--------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | W Gordon St  | Ridge Ave    | 0.01 W         | 2020       | 4,979            | MPSI        | .14                     |
| 2  | W Gordon St  | Ridge Ave    | 0.01 W         | 2018       | 5,962            | MPSI        | .14                     |
| 3  | W Gordon St  | Ridge Ave    | 0.01 W         | 2025       | 4,698            | MPSI        | .14                     |
| 4  | N Front St   | W Allen St   | 0.02 S         | 2022       | 5,700            | MPSI        | .14                     |
| 5  | N Front St   | W Allen St   | 0.02 S         | 2025       | 5,753            | MPSI        | .14                     |
| 6  | N Front St   | W Chew St    | 0.01 S         | 2018       | 5,925            | MPSI        | .17                     |
| 7  | N Front St   | W Chew St    | 0.01 S         | 2024       | 10,105           | MPSI        | .17                     |
| 8  | N Front St   | W Chew St    | 0.01 S         | 2020       | 5,750            | MPSI        | .17                     |
| 9  | Ridge Ave    | W Chew St    | 0.05 S         | 2025       | 2,007            | MPSI        | .18                     |
| 10 | Ridge Avenue | W Chew St    | 0.05 S         | 2020       | 2,051            | MPSI        | .18                     |

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Allentown, PA 18102

James Balliet  
President

O 610-435-1800  
C 610-972-6808

James@JBPropertyGroup.com

Michael G. Makhoul  
Commercial Realtor

O 610-435-1800  
C 610-390-3839

Mike@JBPropertyGroup.com

[www.JBPropertyGroup.com](http://www.JBPropertyGroup.com)



1605 N Cedar Crest Blvd, Suite 309, Allentown, PA 18104

