



FOR LEASE

1302 | HANOVER AVE
ALLENTOWN, PA
Allentown Commons

CONTACT US

DEREK ZERFASS
SENIOR VICE PRESIDENT
+1 610 295 6125
derek.zerfass@colliers.com

SCOTT HORNER
VICE PRESIDENT
+1 610 359 5869
scott.horner@colliers.com

COLLIERS INTERNATIONAL
One Windsor
7535 Windsor Drive, Suite 208
Allentown, PA 18195
www.colliers.com



PROPERTY FEATURES

- > 70,612 SF five building shopping center
- > Optional built-to-suit retail/office space
- > BUILDING A - Allentown Orthopedics and Allentown Chiropractic Associates recently signed
- > BUILDING B - Big Woody's recently signed
- > BUILDING C - UP TO 5,013 SF
 - Suite 1356 -2,606 SF
 - Suite 1358 - 2,407 SF
 - Ideal for insurance agency, travel agency, medical, dental or law office
- > BUILDING D - D-Mart Express Indian Grocery Store recently signed
- > 342 parking spaces
- > High speed internet access
- > Tremendous visibility
- > Easily accessible from Routes 22, 33, 78 and 309



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. The aerial image is intended to provide a general outline of the subject property. It is not a survey nor should it be relied upon for purposes of determining property lines or boundaries.

DEMOGRAPHICS

1302 | HANOVER AVE
ALLENTOWN, PA

WITHIN 1 MILE

 **13,078**
people

 **5,038**
households

 **\$51,394**
average HHI

 **8,098**
employees

WITHIN 3 MILES

 **138,283**
people

 **50,358**
households

 **\$55,630**
average HHI

 **82,719**
employees

WITHIN 5 MILES

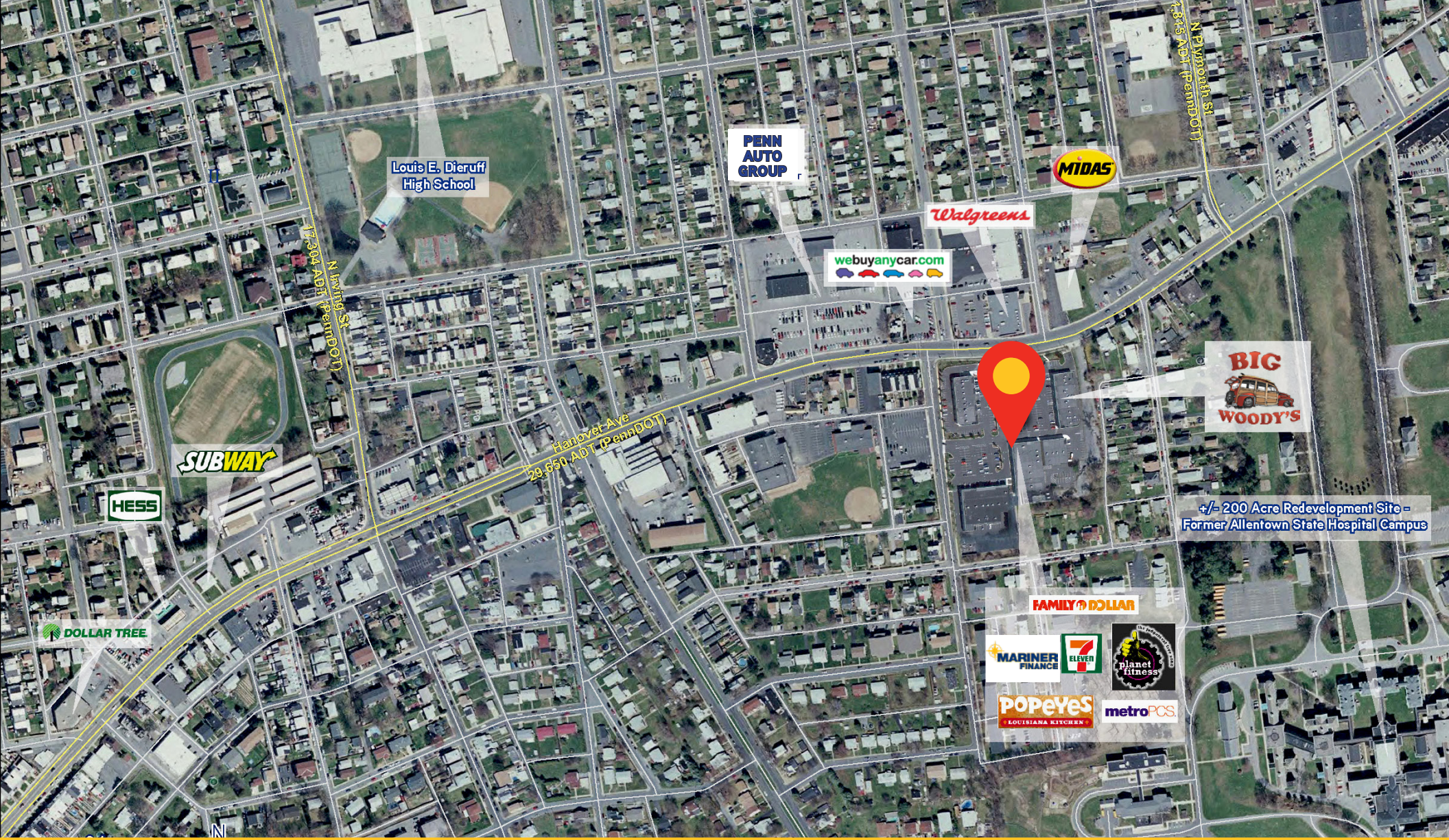
 **273,016**
people

 **101,792**
households

 **\$67,912**
average HHI

 **140,938**
employees





1302

HANOVER AVE
ALLENTOWN, PA

+/- 200 Acre Redevelopment Site -
Former Allentown State Hospital Campus