



**UP TO 28,230 SF  
AVAILABLE**

**REDNER'S**

**MAVIS  
TIRES.  
BRAKES.  
DISCOUNT PRICES.**

**AAA**

**CYCLE GEAR**

**SUNOCO**

**KIA**

**DriveTime**

**Wawa**

**DOWNYFLAKE LANE**

**7,715 VPD**

**LEHIGH STREET 24,004 VPD**



**2349 LEHIGH ST.  
ALLENTOWN, PA**

**UP TO 28,500 SF FOR LEASE  
FORMER BIG LOTS LOCATION**

**SHANE WIERKS**  
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C: 908.581.7781  
O: 908.668.9600



## 2349 LEHIGH STREET

ALLENTOWN, PA

## SITE INFORMATION

**BUILDING SIZE:** 87,500 SF

**AVAILABLE:** 28,500 SF

**NNN PRICE:** EST. \$4.00 PSF

TAX \$2.50

CAM \$1.15

INS \$0.35

**RENT:** CALL FOR QUOTE

**PARKING:** PER CODE

**TRAFFIC:** 24,004 VPD

**NOTES:** • FORMER BIG LOTS STORE WITH COTENANT REDNER'S GROCERY  
• SHARED LOADING AREA FOR DELIVERIES



**JEFFERY REALTY**  
Retail Specialist

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.







DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	10,206	122,731	224,945
Average HHI	\$74,704	\$85,513	\$99,186
Households	4,016	46,206	85,997

**2349 LEHIGH STREET** ALLENTOWN, PA

**MARKET AERIAL**