

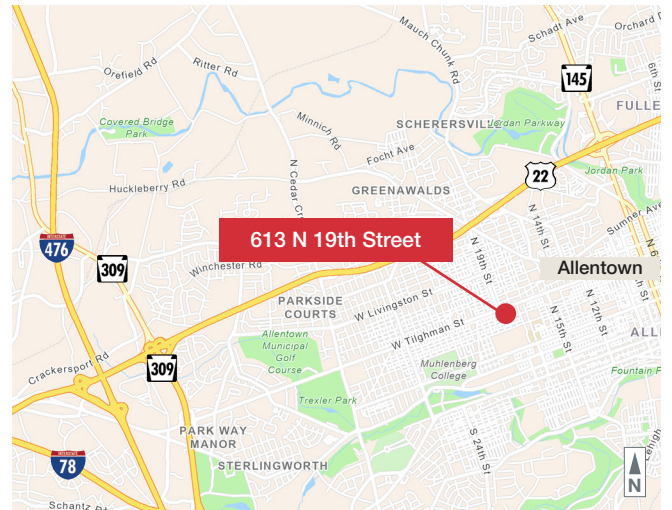


613-623 N. 19th Street

Allentown, Lehigh County, PA

Property Features

- ±3,200 SF former music school space available in 9,604 SF retail/office building
- Space is fit out with a lobby, waiting area, beautifully designed common area with architectural features, two large open space rooms, multiple private rooms of various dimensions, and restrooms
- Urban Commercial (B-5) Zoning allows for many permitted-by-right retail and office uses
- On-site parking for employees and patrons
- Situated within walking distance to Civic Theatre, Theatre 514, Allentown Fairgrounds and more
- Easily accessible via Route 22 and serviced by LANTA bus route #209
- **Lease Rate: \$15.00/SF NNN**



For more information:

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POPULAR LOCATION WEST END THEATER DISTRICT



Area Overview

The West End Theater District is a walkable neighborhood in Allentown, PA, with a variety of nearby national and local retailers and restaurants.

Join The Shanty and L. Roth Salon & Spa on well-traveled 19th Street. This property is a few short blocks from the historic Allentown Fairgrounds & Farmers Market, which offers year round fresh produce and groceries. The fairgrounds hosts numerous local small events and the annual Allentown Fair.

Nearby Tilghman Street offers easy access to the downtown Allentown and major area highway Route 22.

AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	32,187	143,431	232,564
Median Age	36.7	36.8	39.4
Average HH Income	\$67,239	\$75,605	\$84,774
Total Businesses	1,040	5,084	8,532
Total Employees	12,295	94,675	136,785

TRAFFIC COUNTS

Street	Cross Street	Year	Count
N 19th St	Page St (0.02 mi)	2019	5,390
Tilghman St	N. West St (0.01 mi)	2020	9,203



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FORMER MUSIC SCHOOL UNIQUE INTERIOR

