

# 1129 HANOVER AVENUE

Allentown, PA | 18109

± 1.44 ACRES AVAILABLE | FOR LEASE



## PROJECT

Large existing Car Lot for lease on Hanover Avenue in Allentown, PA. Site features 1.44 acres of paved parking with 2 freestanding buildings, adequate parking, and over 200 feet of frontage along Hanover Avenue. Site also makes perfect redevelopment opportunity for pad site users looking for ground lease sites. Owner is willing to redevelop site for long term Tenants.

## LOCATION

1129 Hanover Avenue is conveniently located along Hanover Avenue (24,000 VPD) with great visibility and significant frontage. The site benefits from the high-volume traffic flow of Hanover Avenue and easy access from a signalized intersection. The site is surrounded by national retailers such as Walgreen's, Popeye's, and Family Dollar, and Giant, to name a few. The trade area extends over 5 miles, which brings in an expansive customer base. Located in Allentown, PA, Hanover Avenue acts as a focal point for a dense residential area with numerous schools and major employers nearby. The high concentration of traffic drawn in from the surrounding retail market and dense residential area allows the site to pull from immediate and surrounding areas.

## TRADE AREA

The stability of 1129 Hanover Avenue is attributed to the 20-minute drive time demographic of over 586,971 people with household incomes of more than \$89,126 and daytime employment demographics equally as strong with 478,277. The demographics within a 10-mile radius include 475,110 people in 184,964 homes, a labor force of 386,826 with an average household income of \$88,849. The areas growth has increased over 13.4% since 2000 with over 30,836 new homes.



POPULATION		3 MILES - 138,327	EMPLOYEES		3 MILES - 91,862
		5 MILES - 269,226			5 MILES - 150,971
		7 MILES - 362,541			7 MILES - 201,427
AVERAGE HH		3 MILES - \$59,592	HOUSEHOLDS		3 MILES - 52,015
		5 MILES - \$71,195			5 MILES - 103,901
		7 MILES - \$80,018			7 MILES - 142,013

**TRAFFIC COUNTS:** HANOVER AVE 24,000 VPD

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



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NORTH KIOWA STREET

NORTH MAXWELL STREET

HANOVER AVENUE 24,000 VPD



Bennett Williams Available Properties

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