

701 N 19TH ST

Allentown, PA | 18104



ADAM HAGERMAN | CALE BRUSO | JIMMY MONIZ | BRAD ROHRBAUGH | CHAD STINE
For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

701 N 19th St offers a 4,000+sf freestanding building in the heart of Allentown with on-site parking and various potential uses for redevelopment. This site is positioned off Tilghman St, with exceptional density, surrounded by approx. 147,254 residents in a 3-mile radius. There are many national brands in the area creating retail synergy along this corridor and the location benefits from foot traffic and visibility to 13,000 vehicles per day. A long-time diner in the area, this site is well-suited for another restaurant group to repurpose it or a brand looking to capture the density and growing market Allentown has to offer. Reach out to our team for more info!



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	147,254	241,633	365,418
EMPLOYEES	61,578	104,197	172,411
AVERAGE HHI	\$89,453	\$101,035	\$110,436
HOUSEHOLDS	55,029	93,125	141,857
TRAFFIC COUNTS: N 19th St (±6,500 VPD) Tilghman St (±13,000 VPD)			



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CONCEPT PLAN



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MARKET AERIAL



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COMMERCIAL REAL ESTATE



OUR LOCATIONS:

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LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

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1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057



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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

