

RETAIL SPACE

FOR LEASE

**1836-1885 CATASAUQUA RD
ALLENTOWN, PA 18109**

VALLEY PLAZA SHOPPING CENTER

Join ALDI , Ollie's Bargain Outlet, Picasso Pizza III, Massage Envy, Plato's Closet, Sherwin Williams, Dollar General, Mattress Firm, Yocco's-The Hot Dog King, and more at this popular, conveniently located, established neighborhood shopping center!

1,875 SF - 4,000 SF SPACES AVAILABLE FOR IMMEDIATE LEASE!!!



Space: 1st Fl-Ste 16 **Size:** 1,875 SF **Term:** Negotiable **Rate:** \$20.00/SF/YR Triple Net NNN
Space: 1st Fl-Ste 1B **Size:** 4,000 SF **Term:** Negotiable **Rate:** \$17.00/SF/YR Triple Net NNN



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LOCATION & TRAFFIC



Valley Plaza is located directly across from Airport Center- a Target/Sam's Club, Christmas Tree Shops anchored power center. Located just off Airport Road in the heart of the Lehigh Valley. Easy Access to Route 22, Route 309, Interstate 78, and the North East Extension of the Pennsylvania Turnpike.



- 1A Mattress Firm
- 1B 4,000 SF Available
- 2 Yocco's
- 3-4 Plato's Closet
- 5 GolfTec
- 6-7 Ichiban Japanese Hibachi Rest.
- 8 Smoke Shop
- 9 Sherwin Williams
- 10 Style Encore
- 11 Masters Hair Salon-Relocating
- 12 Biryani City
- 13-14 EmployBridge

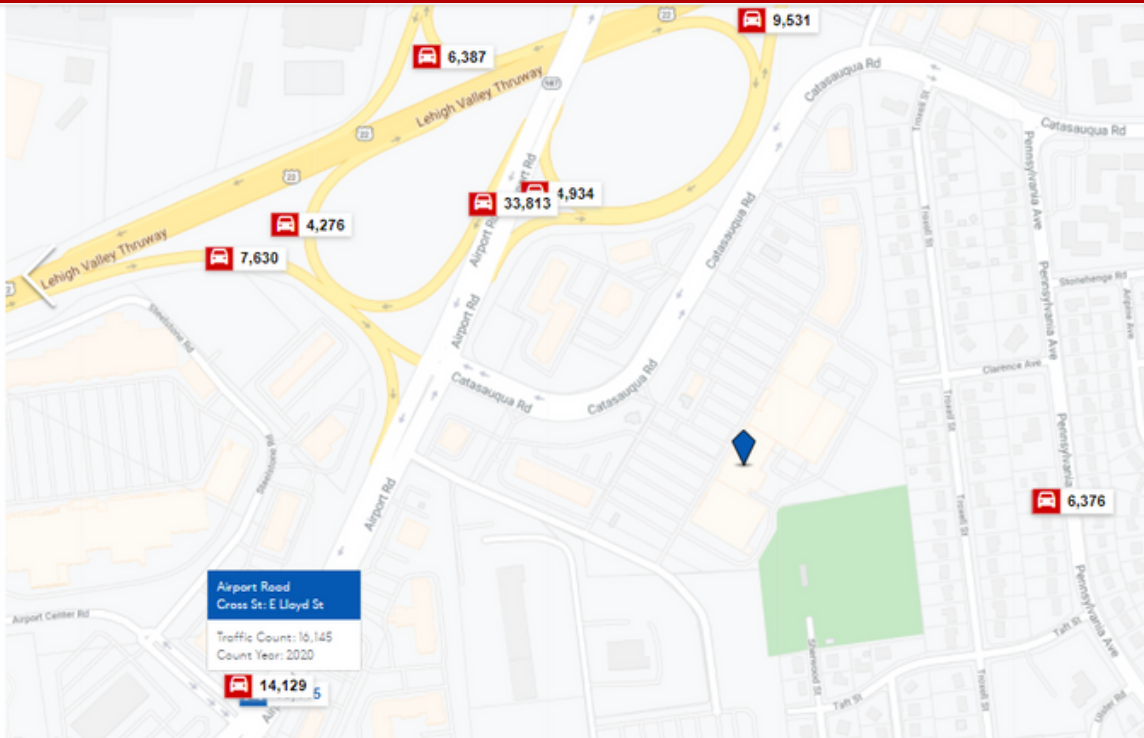
- 15 Ollie's Bargain Outlet
 - 16 1,875 SF Available
 - 17 Subway
 - 18 Coco Nail Salon
 - 19 Milan Laser Hair Removal
 - 20 Flynn & O'Hara Uniforms
 - 21 The UPS Store
 - 22 Dollar General
 - 23 Picasso Pizza III
 - 24 Aldi
- PAD 1 Jiffy Lube
PAD 2 Dunkin'



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DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,559	258,241	516,300
Median age	43.3	35.9	38.4
Median age (male)	41.7	34.6	37.2
Median age (Female)	45.4	37.5	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,103	98,776	198,522
# of persons per HH	2.1	2.6	2.6
Average HH income	\$54,923	\$54,201	\$66,456
Average house value	\$178,432	\$206,283	\$251,933

* Demographic data derived from 2010 US Census

Sources: Loopnet.com, Google Maps



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