

FOR LEASE

1604 SOUTH 4TH ST ALLENTOWN, PA 18103

Mountainville Plaza

Join Lehigh Valley Physician Group, Price Rite, Dollar General, Rite Aid, The Maxx Fitness Clubzz, Metro PCS, PA Fine Wine & Good Spirits, and many more.

ONE SPACE AVAILABLE FOR IMMEDIATE LEASE

Additional
Retailers in Close
Proximity Including
Walgreens,
AutoZone, Dunkin',
CVS, and more...



- 1,450 SF retail suite for lease.
- Ample onsite parking.
- Situated within a strong residential population located on heavily traveled Route 145/South 4th Street retail corridor.
- Traffic count is 25,000 VPD with convenient access to Route 309 & I-78.
- Additional retailers in close proximity including Walgreens, AutoZone, Dunkin', CVS and more.

James Balliet
President



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Szymon Bzdek
Realtor

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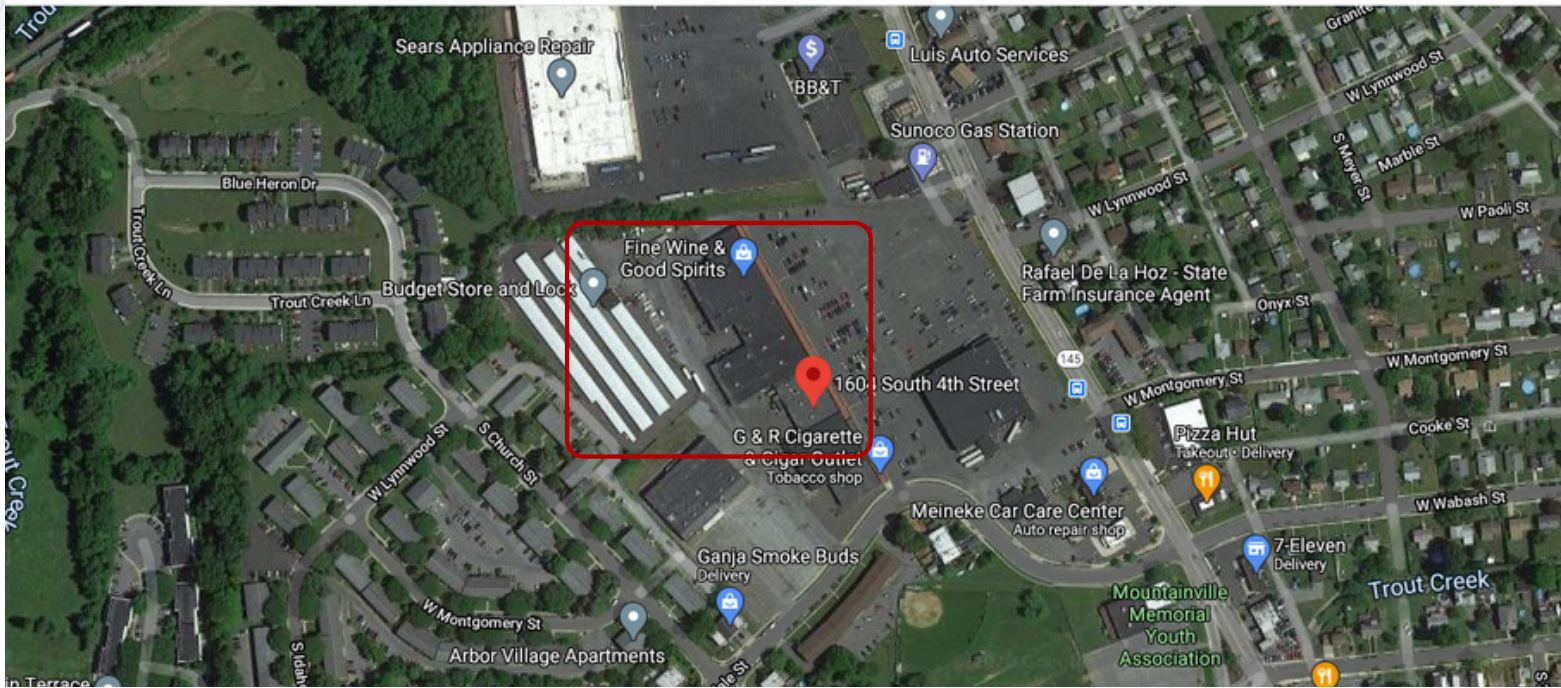
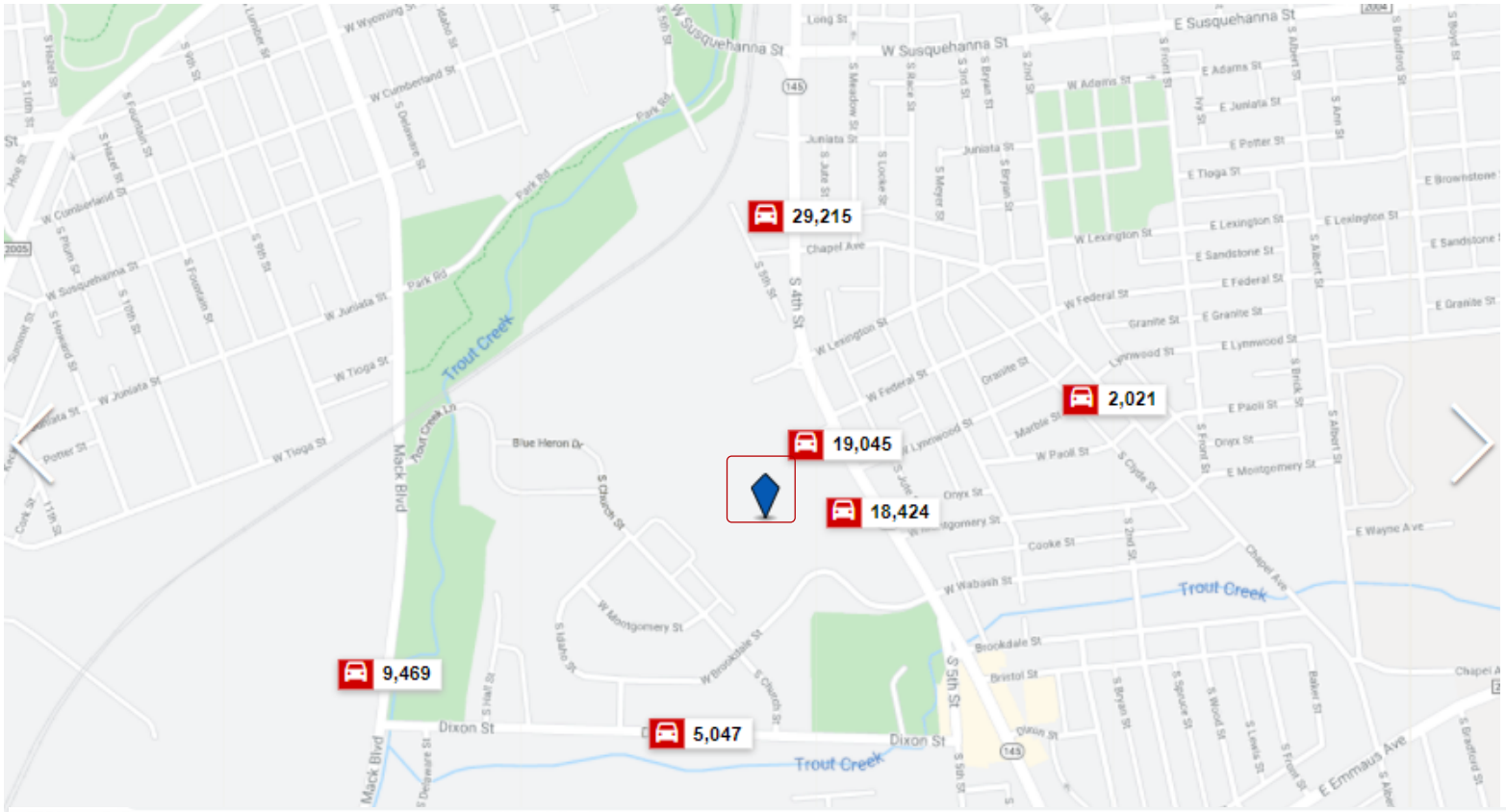
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KELLERWILLIAMS®
REAL ESTATE
Each office is individually owned and operated

TRAFFIC



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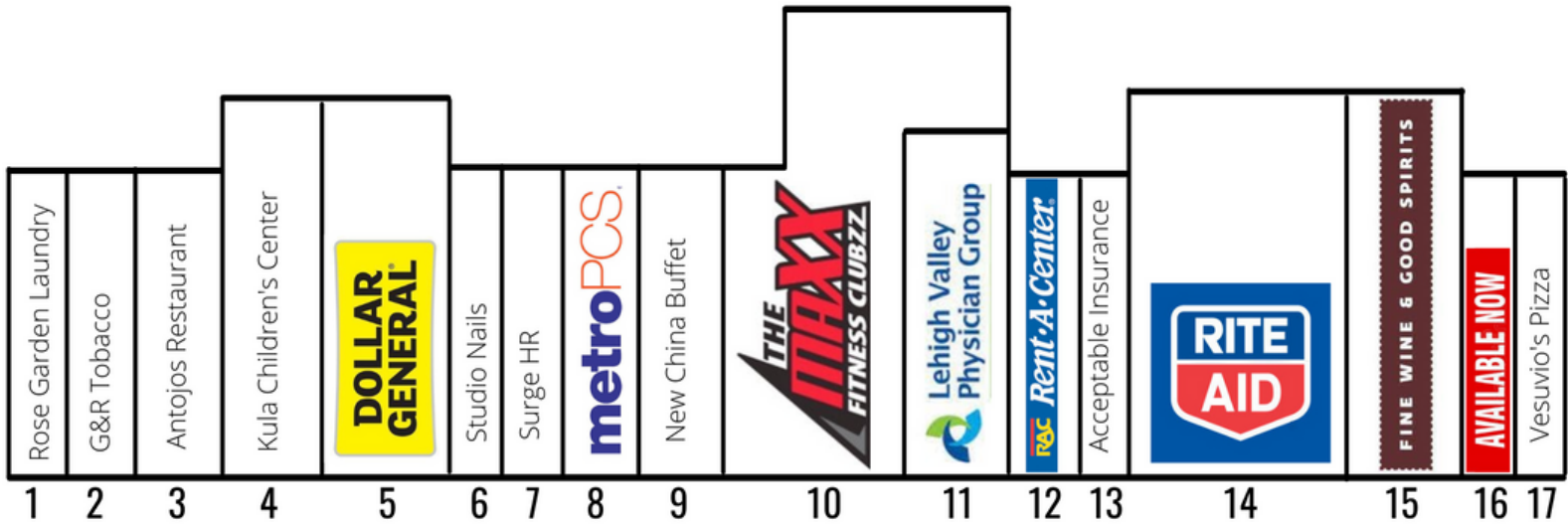


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LEASING PLAN



Mountainville Plaza

SPACES

- | | |
|--------------------------|-----------------------------------|
| 1-Rose Garden Laundry | 10-Maxx Fitness Clubzz |
| 2-G&R Tobacco | 11-Lehigh Valley Physicians Group |
| 3-Antojos Restaurant | 12-Rent A Center |
| 4-Kula Children's Center | 13-Acceptable Insurance |
| 5-Dollar General | 14-Rite Aid |
| 6-Studio Nails | 15-PA Wine & Spirits |
| 7-Surge HR | 16-AVAILABLE 1,450 SF |
| 8-MetroPCS | 17-Vesuvio's Pizza |
| 9-New China Buffet | 18-Price Rite |



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