

FOR LEASE

**1604 SOUTH 4TH ST
ALLENTOWN, PA 18103**

Mountainville Plaza

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

SPACE AVAILABLE FOR IMMEDIATE LEASE

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



**15,800 SF
RETAIL SPACE
AVAILABLE**

- 15,800 SF retail space available
- 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

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**KELLERWILLIAMS,
REAL ESTATE**

Each office is individually owned and operated

 **James Balliet**
PROPERTY GROUP

James Balliet
President

O 610-435-1800

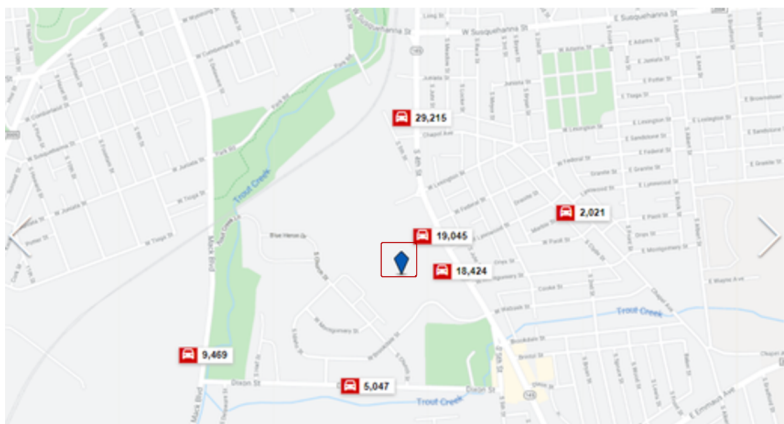
C 610-972-6808

James@JBPropertyGroup.com
JBPropertyGroup.com

TRAFFIC



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.



James Balliet
President

O 610-435-1800

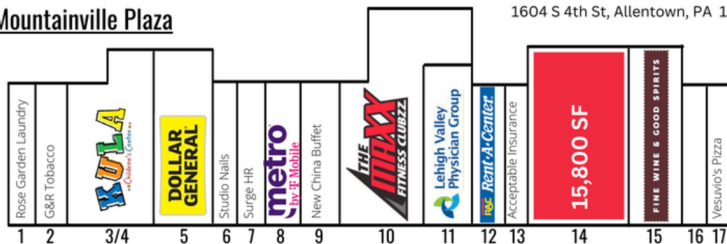
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LEASING PLAN

Mountainville Plaza

1604 S 4th St, Allentown, PA 18103



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SPACES

- | | |
|----------------------------|-----------------------------------|
| 1-Rose Garden Laundry | 10-Maxx Fitness Clubzz |
| 2-G&R Tobacco | 11-Lehigh Valley Physicians Group |
| 3/4-Kula Children's Center | 12-Rent A Center |
| 5-Dollar General | 13-Acceptable Insurance |
| 6-Studio Nails | 14-15,800 SF Available |
| 7-Surge HR | 15-PA Wine & Spirits |
| 8-Metro by T-Mobile | 16-Suite16 |
| 9-New China Buffet | 17-Vesuvio's Pizza |
| | 18-Price Rite |

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