

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, Yocco's-The Hot Dog King, and more at this popular, conveniently located, established neighborhood shopping center!

8,450 SF SPACE AVAILABLE



Space: Suite 22 **Size:** 8,450 SF **Term:** Negotiable **Rate:** \$14/SF/YR Triple Net NNN

kw

KELLERWILLIAMS.
REAL ESTATE

Each office is individually owned and operated

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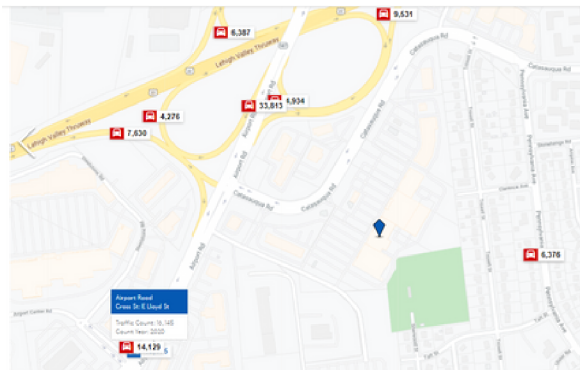
LOCATION & TRAFFIC



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.



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	\$86,456
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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