

30 E Allen

— Class A Retail Suite

FLOORS

5

TOTAL APARTMENTS

168

TOTAL RETAIL SF

3,192

ATTACHED PARKING

639 Spaces

PARKING RATIO

4 / 1,000 SF

Property Highlights

Lifestyle Campus: One of twelve new Class A buildings at The Waterfront lifestyle campus in Allentown, Pennsylvania.

Centrally Located: Conveniently located one mile from Route 22 – Fullerton Exit and two miles from Center City.

Wellness+ Program: Equipped with The Waterfront's signature healthy lifestyle programming and wellness amenities.

Tax Incentives: Located within Allentown's NIZ taxing district, offering incredible rates and fit-out allowances.

Property Description

30 E Allen is a five-story apartment complex with a first-floor retail suite located minutes from Routes 22 and 78 in Allentown, Pennsylvania. This unique retail opportunity offers direct access to 168 one- and two-bedroom apartments and an adjacent 639-space parking structure.

The property is located directly on Allen Plaza: a beautifully designed outdoor court designed to stimulate year-round foot traffic through dynamic programming. With more than 2,800 on-site employees and more than 750 residents at full-district build-out, 30 E Allen is perfect for a retailer seeking a premier opportunity.

\$310M

Invested Over Ten Years
(Projected)

29 Acres

Contiguous Acreage With Water Vistas

1,375,000+

Across Twelve New
Class A Buildings

● OFFICE ● RESIDENTIAL ● PARKING ● FEATURES



The Lehigh Valley: Small, but Mighty

The Lehigh Valley is located **90 minutes from New York City** and **60 minutes from Philadelphia** along the border of Pennsylvania and New Jersey. The region boasts \$40.1 billion of economic output each year and is home to more than 670,00 residents. In 2018, the Lehigh Valley was named in the top five for development in the Northeastern United States and the number one region of its size by Site Selector Magazine.

