



Retail Building in the
Heart of Downtown



17 South 9th Street

Allentown, PA 18102

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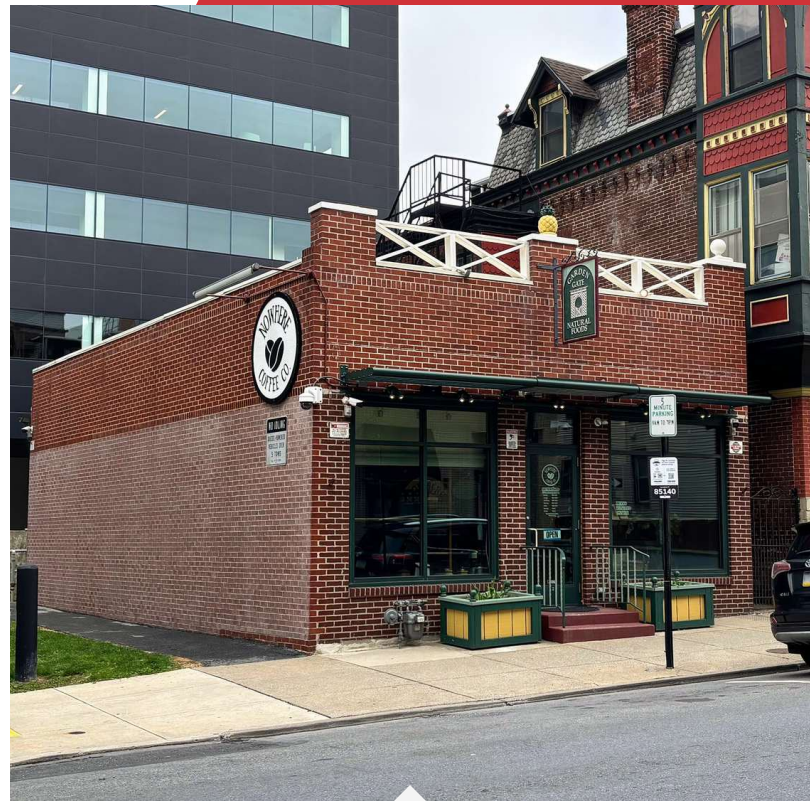
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Property Type	Retail
Building Size	860 SF
Lot Size	0.02 Acres
Year Built	1930
Year Last Renovated	2024
Number of Floors	1

Positioned in the heart of Downtown Allentown, this well-maintained ±860 SF commercial building offers an excellent opportunity for retail or office users seeking a highly walkable, urban location. Situated just one block from Hamilton Street, the property benefits from strong foot traffic and immediate access to the area's growing mix of restaurants, residential developments, and professional services.

The charming single-story storefront is currently fit out as a coffee shop, featuring a functional retail floor with dedicated food prep areas, making it ideal for café, bakery, or other specialty food-service concepts. The space also offers the potential to install a ventilation system, allowing for expanded culinary uses. The flexible interior layout could also be configured for a variety of business types, including boutique retail or service-oriented retail or office occupiers.

Located within Allentown's Neighborhood Improvement Zone (NIZ), the property is surrounded by ongoing redevelopment and economic growth, making it an attractive option for both owner-users and investors looking to capitalize on the city's continued revitalization.



- Perfect for small businesses seeking to transition from renting to ownership
- Zoning allows for many retail uses, and located within the Neighborhood Improvement Zone (NIZ)
- Highly visible frontage on S 9th Street
- Ample on-street metered parking, nearby public parking garages, and served by public transportation
- Extensively renovated and system upgrades

Sale Price

\$329,000

Location Information

Street Address	17 South 9th Street
City, State, Zip	Allentown, PA 18102
County	Lehigh
Zoning	MX-D Storefront Mix Downtown Core
Other Designations	Located in Neighborhood Improvement Zone (NIZ)
Parking	Metered Parking and Nearby Parking Garage Available

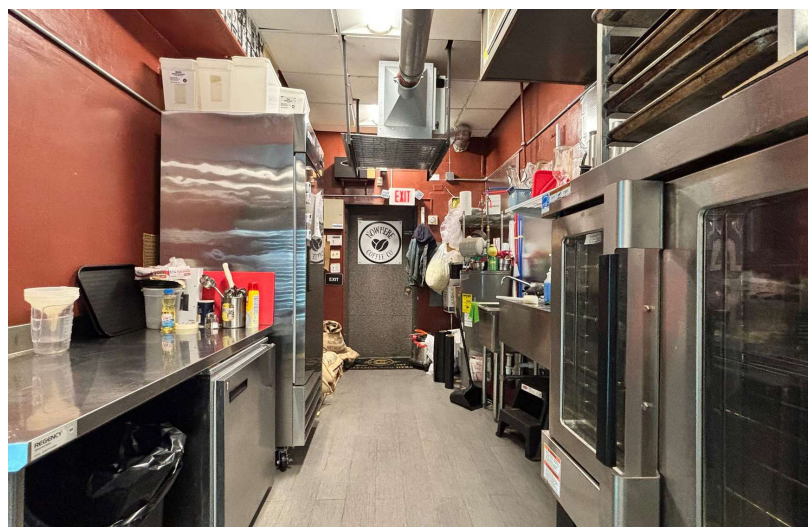
Property Information

Property Type	Retail
Property Subtype	Free Standing Building
Lot Size	0.02 Acres
APN #	640609184149 1
Lot Frontage	23 ft
Lot Depth	42 ft
Restrooms	1
Security System	Yes
Amenities	Current fit out with food prep areas and refrigeration; potential to install commercial grade ventilation hood



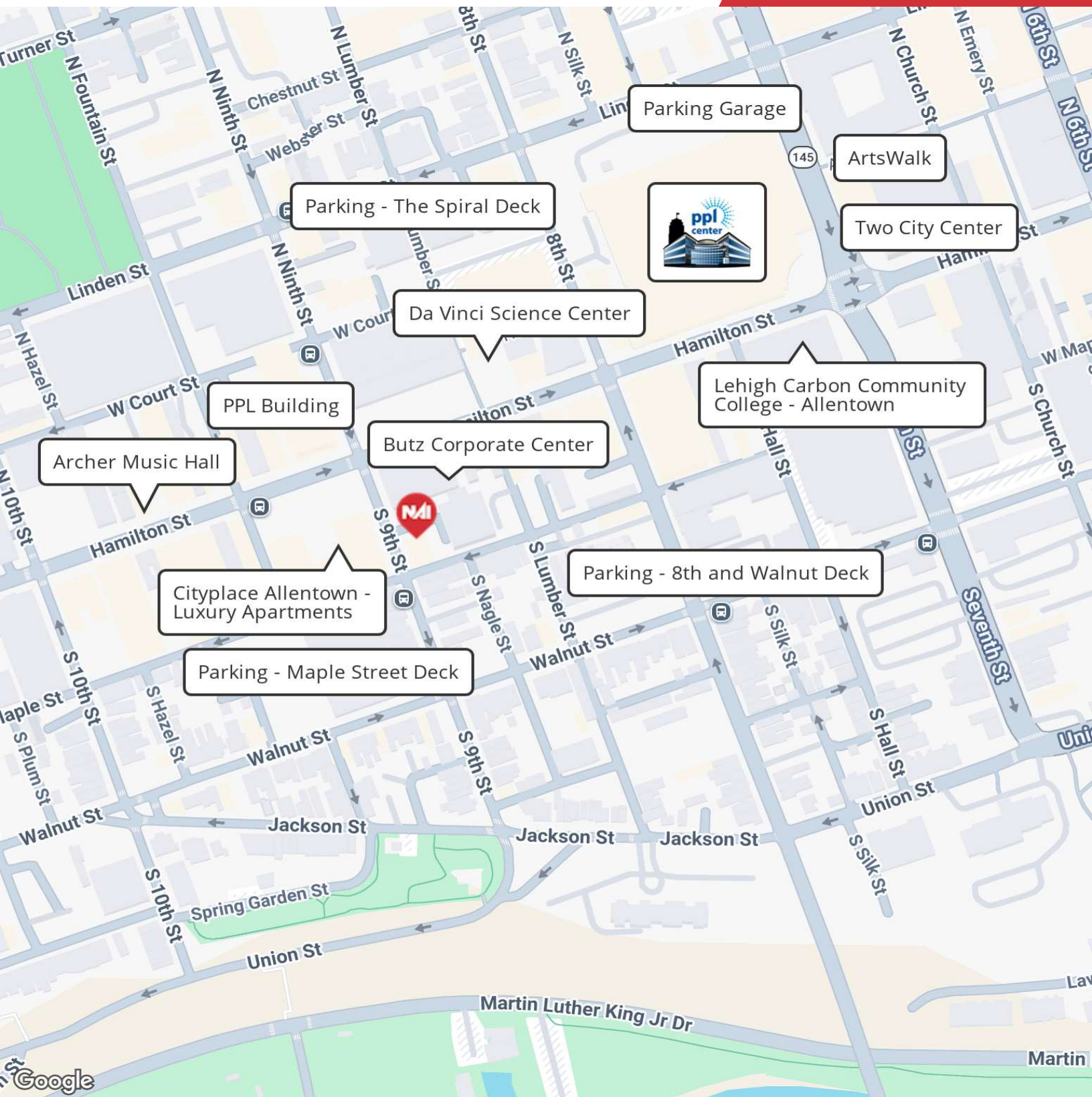
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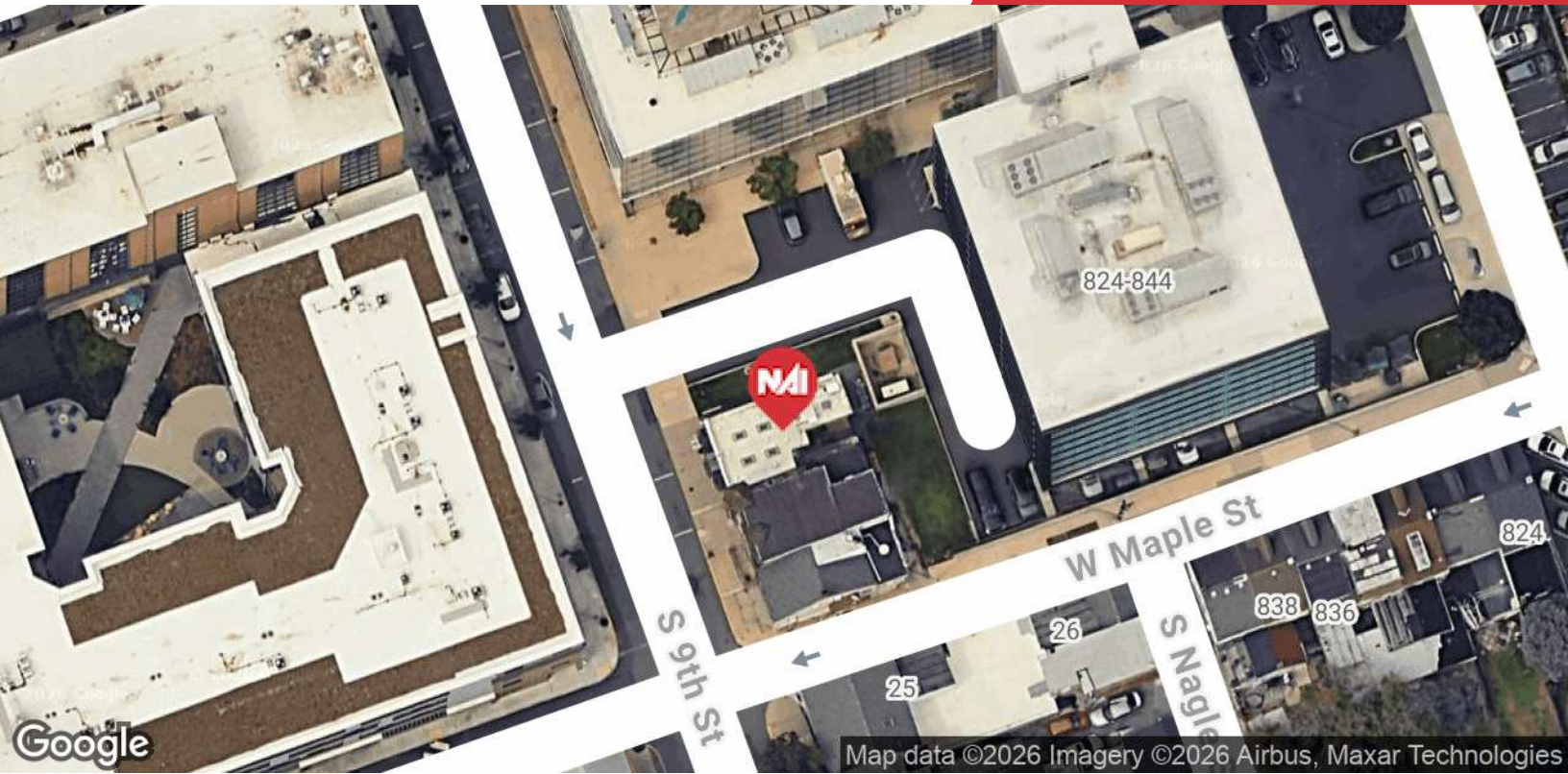
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Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,448	5,324	18,289
Total Population	3,009	13,460	52,085
Average HH Income	\$56,738	\$55,186	\$55,145

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

Location Advantages

- Located near the center of Allentown, within the Neighborhood Improvement Zone (NIZ). The property is surrounded by retail, office, and residential buildings making it a convenient location.
- Benefiting from strong foot traffic driven by a mix of office workers, residents, and visitors, along with ongoing public and private investment in the urban core.
- Proximity to major anchors such as the PPL Center, Archer Music Hall, and Da Vinci Science Center.

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