



**HAWLEY REALTY, INC.**  
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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**7525 W. TILGHMAN STREET  
Allentown, Lehigh County, PA**



**Building Size:** 13,920 sq. ft. total

**Available Space:** 1,800 sq. ft. office or retail use

**Lot Size:** 1.77 acre site

**Description:** High visibility, ADA compliant, turn key condition, new interior finishes, ample on site parking, private entrance, great tenant mix includes beer distributor, flower shop, dry cleaner and pizza shop.

**Traffic Count:** 19,000 cars per day.

**Location:** Located near Iron Run Corporate Park, within one half mile of I-78/Route 22 via Route 100 South, within 3 miles of PA Northeast Extension of Turnpike.

**Lease Rate:** \$22.00 per sq. ft. Net (3)

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

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