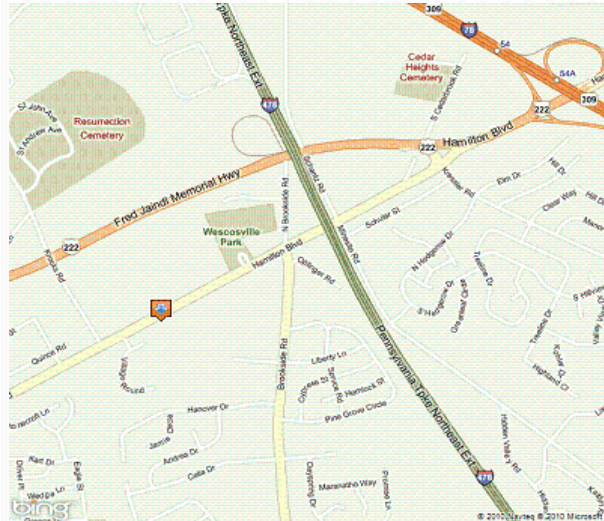




HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

944 Marcon Blvd. • Suite 120 • Allentown, PA 18109
Phone: 610.398.4000 www.hawleyrealty.com

**5248 HAMILTON BLVD.
Lower Macungie Township
Allentown, Lehigh County, PA**



Building Size: 9,360 sq. ft.

Lot Size: 0.81

Description: This commercial property consists of 3 buildings on Hamilton Blvd near Ethan Allen and the proposed Lowe's and Target shopping center. Formerly American Kitchens, Building one is a showroom/warehouse with 6,400 sf of space. Building two is a storage facility with 1,280 sf of space. Building three is a 1,680 sf single family residence. Many possible uses including warehouse, retail, offices and more. Owner is willing to finance up to 20% of purchase price with acceptable offer.

Traffic Count: ~31,500 vehicles per day

Location: Easy access to I-78, Rt. 222 Bypass via Hamilton Blvd.

Lease Rate: \$13.50 per sq. ft. Net (3)

Sale Price: \$850,000.00

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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