

# FOR SALE

**3750 HAMILTON BLVD  
ALLENTOWN, PA 18103**

**Restaurant / Development Site**

**\$2,400,000**



Constructed in 1982 and renovated in 2015, this versatile masonry free-standing structure sits on 1.75 acres and has 105 parking spaces. The property is zoned HC-Highway Commercial, and is conveniently located on Route 222, just a few blocks from the I-78 / Route 309 exits.

**Zoned: HC**  
Highway Commercial

**8,131 SF**

**Convenient  
Location Near  
Routes  
78/309/222**



**kw**  
**KELLERWILLIAMS.**  
REAL ESTATE

Each office is individually owned and operated

**James Balliet**  
PROPERTY GROUP

**James Balliet**  
President  
O 610-435-1800  
C 610-972-6808  
James@JBPropertyGroup.com  
JBPropertyGroup.com

• 1.75 Acres

• 8,131 SF



- Located on heavily traveled Rte 222
  - 25,000 VPD
- Huge Paved Dedicated Parking Lot
  - 105 Spaces

By right uses in South Whitehall Township HC-Highway Commercial zone include Restaurant, Bank, Car Wash, Child Care, Fast Food, Veterinary, Retail and much more. Property will require renovation.



**kw**  
KELLERWILLIAMS.  
REAL ESTATE

 **James Balliet**  
PROPERTY GROUP

James Balliet  
President  
O 610-435-1800  
C 610-972-6808  
James@JBPropertyGroup.com  
JBPropertyGroup.com



**kw**  
KELLERWILLIAMS.  
REAL ESTATE

 **James Balliet**  
PROPERTY GROUP

James Balliet  
President  
O 610-435-1800  
C 610-972-6808  
James@JBPropertyGroup.com  
JBPropertyGroup.com