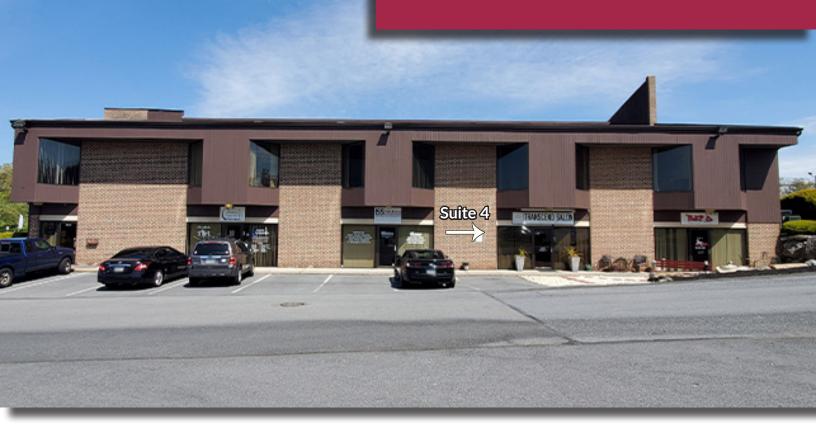


Commercial, Industrial & Retail Real Estate

# FOR LEASE | RETAIL/OFFICE

Shepherd Hills Center 5930 Hamilton Blvd., Suite 4 | Allentown, PA 18106



## 1,852 SF Retail/Office space | Currently configured as a hair salon

## **Key Features**

- Highly desirable location at corner of signalized intersection
- Signage
- Meticulously maintained office/service building
- Private entrance
- ADA compliant bathroom
- Plenty of on site parking
- Salon configuration:
  - Reception/waiting area/product display
  - 8 styling stations
  - 3 shampoo sinks with back bar
  - Hair dryer & nail service area
  - Private esthetician/waxing room
  - Supply room & break room

#### For more information, please contact

Ann Kline

610.295.6602 akline@MarkwardGroup.com

Del Markward, SIOR 610.295.6603 dmarkward@MarkwardGroup.com

### Location

Lehigh County: Highly desirable location at corner of signalized intersection. Located on Hamilton Blvd. within 3 miles of Route 100 and within 5 miles of Route 100/Route 22 interchange, near new Hamilton Crossings! Easy access to new Route 222 bypass.

#### **Zoning**

#### **Lease Rate**

Commercial

Asking: \$15.00/SF/Year NNN

#### **Markward Group**

5925 Tilghman Street, Suite 900 Allentown, PA 18104 p: 610.295.6600 f: 610.295.6601 MarkwardGroup.com





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