



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

Commercial

Lease Rate

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



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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