



Subject Property:
807 Hamilton Street, Allentown, PA

Presented by
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Downtown Allentown has experienced tremendous growth in the past two years with over ONE BILLION dollars in completed and proposed construction.



2,300 SF ground floor retail/ restaurant opportunity available for immediate lease. The Building itself is for Sale the asking price is \$900,000.00

This is a great opportunity for a Restaurant or Green Grocer-type operation, or for operators who are in the area, especially for operations like a Green Grocer in the NYC market place e.g., urban operators, with visibility . The second floor of the building can be fit out by the right buyer for a freight elevator, and infrastructure may include refrigeration, freezers and storage as well as offices. This in my opinion makes this an opportunity with experience within the market. Operating in this market with its high volume of day time demographics as well as its proximity in the heart of the business district may as well lend itself to a National Chain. A food operation may be the perfect fit. Please give me a call and let's see if we can make a deal: 610.805.3849

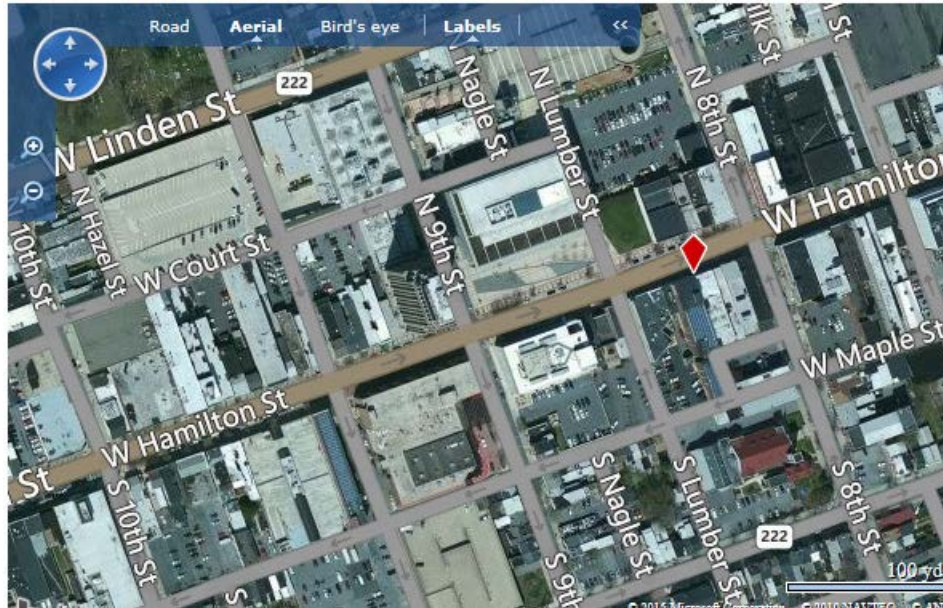
Property Highlights: 807 Hamilton Street



Space is perfect for restaurants, retail and possibly office uses. Adjacent to H&R Block and Philly Soft Pretzel and across from Tony Lukes. At this writing, a deal has just been completed for a Mexican-themed restaurant next to this property.

Located 1/2 block from PP&L Arena (Home of the Lehigh Valley Phantoms) in the heart of the Allentown Neighborhood Improvement Zone (NIZ). Adjacent to H&R Block and Philly Soft Pretzel and directly across from Tony Lukes. The prospective buyers of this property may find the following link of great value: **(Right click and select "open hyperlink")** <http://www.allentownpa.gov/Businesses/Business-Real-Estate-Guide>

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At the intersection of 7th Street & Hamilton Street, a new mixed-use complex on the northwest corner includes the following land uses:

Multi-use arena

- 230,520 Sq. Ft. medical office space; 180-room hotel; 8,820 Sq. Ft. Restaurant; 13,060 Sq. Ft. Restaurant; Two parking decks with a total of 867 parking spaces.
- **This is certainly a huge bonus and an opportunity. The Prospective Buyer/ Operator should be cognizant of the immediate area, offices tenants steps away from the property. If you're an operator who wants to buy, with an eye toward equity this is the deal for you!**

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At the intersection of 7th Street & Linden Street, a new mixed-use complex (“Four City Center”) on the southeast corner will include the following land uses:

- 168 apartments;
- 37,500 Sq.Ft. complementary first floor retail space;
- 96 below grade parking spaces.

I would also like the prospective buyer to know that this market is continuing to expand with operators, and this location is a prize for the operator that wants to be apart of the areas expansion.

I can think of many operations that would relish this opportunity to Purchase.

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The proposed arena will accommodate minor league hockey games, concerts and other events. The arena capacity for a hockey game will be 8,500 attendees and the capacity for concerts and other events will be 10,500 attendees. **Keep this in mind, but also know that the PPL Center is open and the venue for concerts and events that will increase foot traffic as well as activity that is open and operating currently. This location is steps away from the PPL Center: (Right click and select “open hyperlink”)**

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Activity Projected is phenomenal

The trip generation rates for the proposed development are based upon data published by the Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI). The total trip generation for each milestone is outlined below:

- a. The Arena Complex (including the attached hotel and office building) is expected to generate **485** new vehicle-trips in the weekday AM peak hour. During the weekday PM peak hour, the Arena Complex is expected to generate **744** new vehicle-trips on non-event days and **2,753** new vehicle-trips on event days. During the Saturday midday peak hour, the Arena Complex is expected to generate **542** new vehicle-trips on non-event days and **2,630** new vehicle-trips on event days.
- b. Two City Center is expected to generate **401** new vehicle-trips in the weekday AM peak hour, **422** new vehicle-trips in the weekday PM peak hour and **221** new vehicle trips in the Saturday midday peak hour.
- c. Three City Center is expected to generate **269** new vehicle-trips in the weekday AM peak hour, **247** new vehicle-trips in the weekday PM peak hour and **67** new vehicle trips in the Saturday midday peak hour.
- d. Four City Center is expected to generate **103** new vehicle-trips in the weekday AM peak hour, **182** new vehicle-trips in the weekday PM peak hour and **200** new vehicle trips in the Saturday midday peak hour.

Please take a close look at the PPL Center Web Site.

As said, steps away from the subject property **807 Hamilton Street**. (Right click and select "open hyperlink") <http://www.pplcenter.com/events/view-all-events>

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For more information on this opportunity and to schedule an appointment please contact:

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