



FOR SALE

1619 Hausman Road | Allentown, PA

SHOVEL READY MEDICAL DEVELOPMENT

2.3 ACRES | HIGHWAY COMMERCIAL ZONING

**AVISON
YOUNG**

Property overview



A RARE OPPORTUNITY IN THE LEHIGH VALLEY

1619 Hausman Road presents a rare opportunity to acquire a fully entitled, shovel-ready medical development site in one of the Lehigh Valley's most established and rapidly growing healthcare corridors.

Situated on 2.3 acres with Highway Commercial zoning, the property benefits from full approvals for the development of a $\pm 32,000$ square foot medical office building and ambulatory surgery center—significantly reducing entitlement risk and accelerating the path to construction.

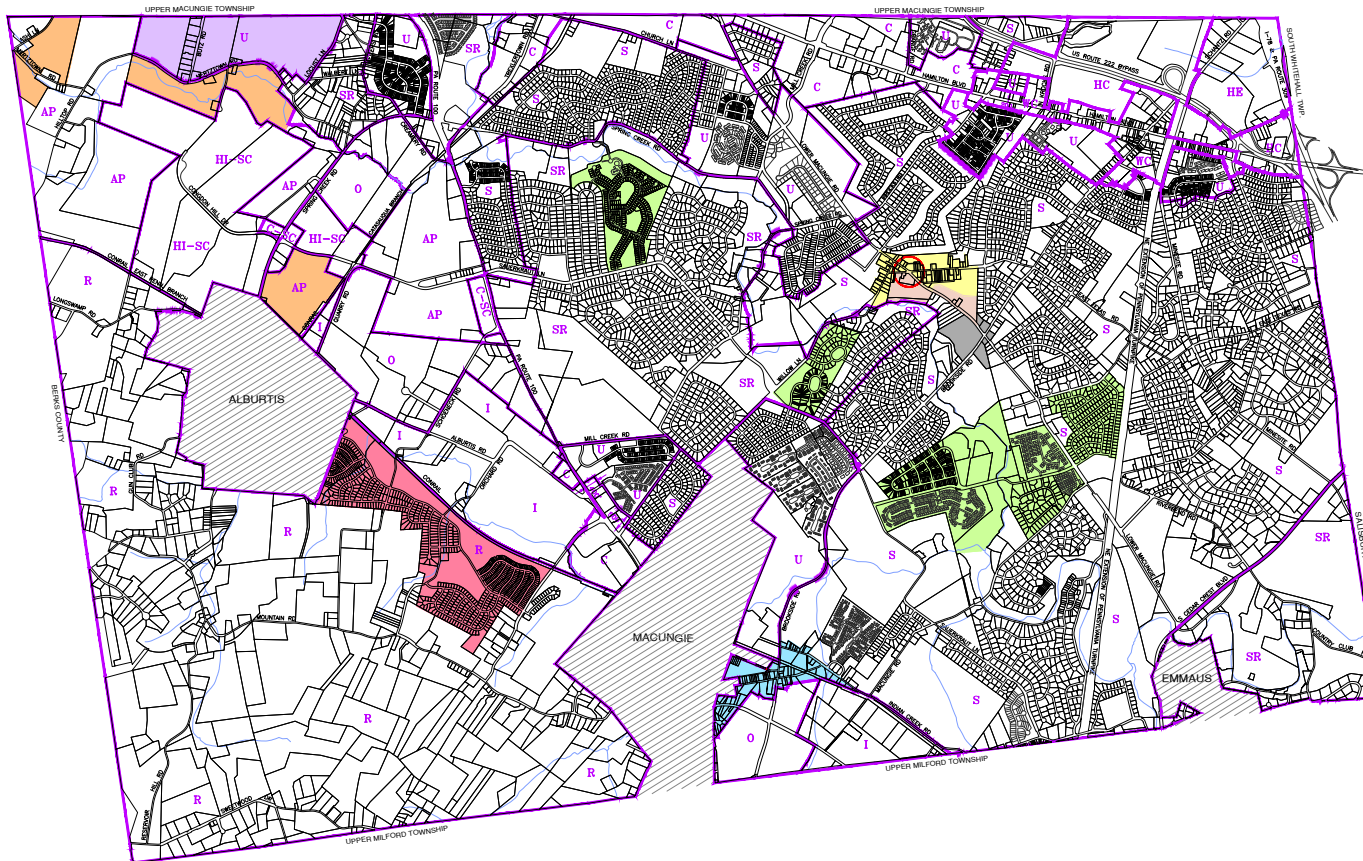
This offering combines entitlement certainty, prime location fundamentals, and alignment with healthcare delivery trends—making it a standout opportunity for both end users and development partners seeking to establish a presence in the Lehigh Valley market.

Address	1619 Hausman Road Allentown, PA
Zoning	Highway Commercial zoning
Development Approvals	$\pm 32,000$ SF medical office building and ambulatory surgery center
Access / Transportation	I-78, Route 22, and the Pennsylvania Turnpike

Zoning

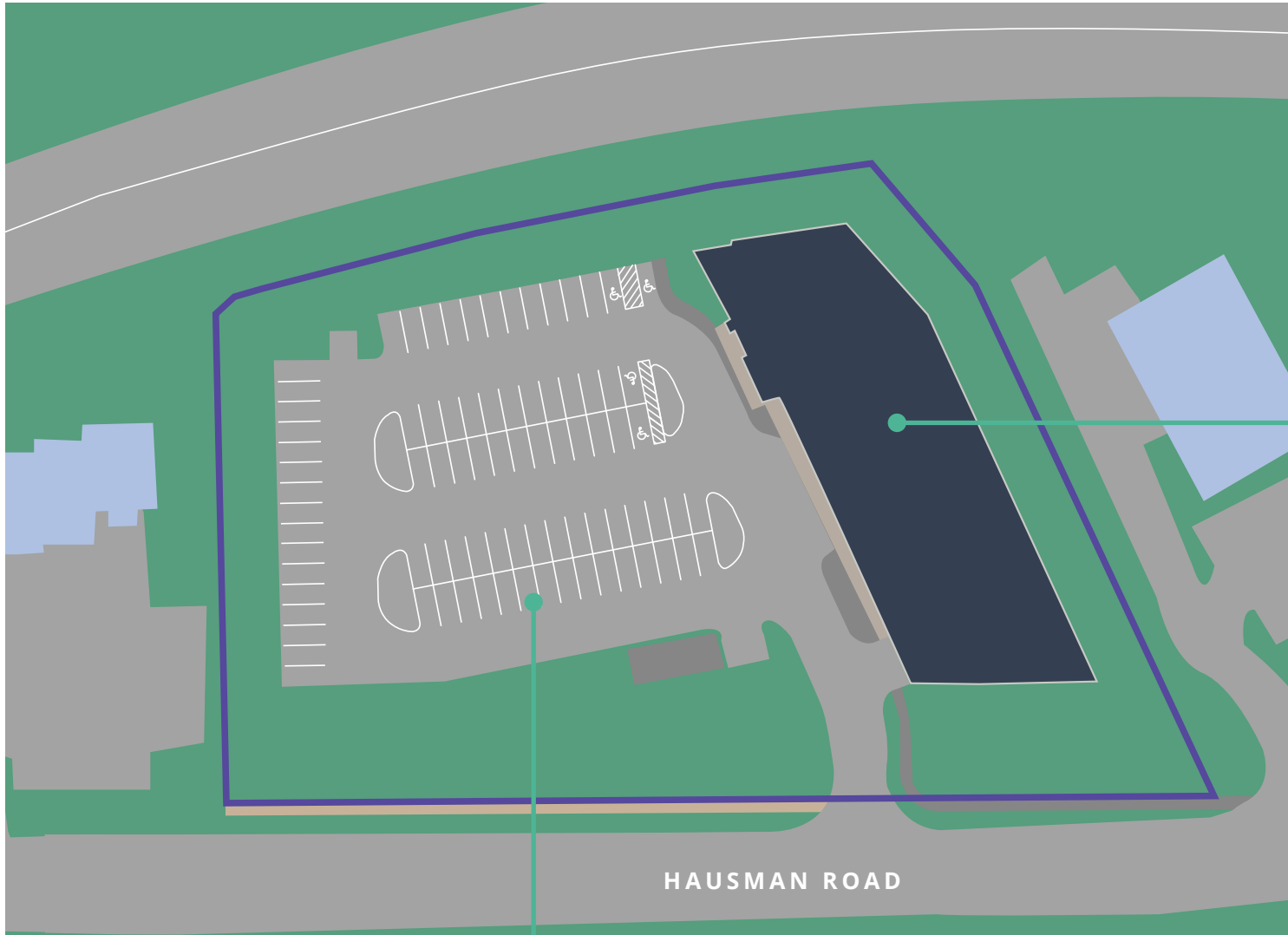
The Township of Lower Macungie's Highway Commercial ("HC") zoning district is highly accommodating to outpatient medical and healthcare-related uses, offering a flexible framework for a wide range of occupancies. The following uses are currently permitted ("P") or allowed by conditional use ("C"):

- Medical offices under 15,000 SF — Permitted ("P")
- Medical offices between 15,000 SF and 50,000 SF — Permitted ("P")
- Health and fitness center — Permitted ("P")
- Day-care center — Permitted ("P")
- Veterinary office or animal hospital — Conditional Use ("C")
- Life care center — Conditional Use ("C")
- Medical offices in excess of 50,000 SF — Conditional Use ("C")



Site plan

±32,000 SF BUILDING | 2.3 ACRE SITE



PROPOSED MEDICAL OFFICE BUILDING

2-STORY

1ST FLOOR 16,400 SF

2ND FLOOR 15,979 SF

TOTAL AREA 32,379 SF

PARKING REQUIRED 85 SPACES
PARKING PROVIDED 87 SPACES

Conceptual floor plan

FLOOR 1 | 16,400 SF

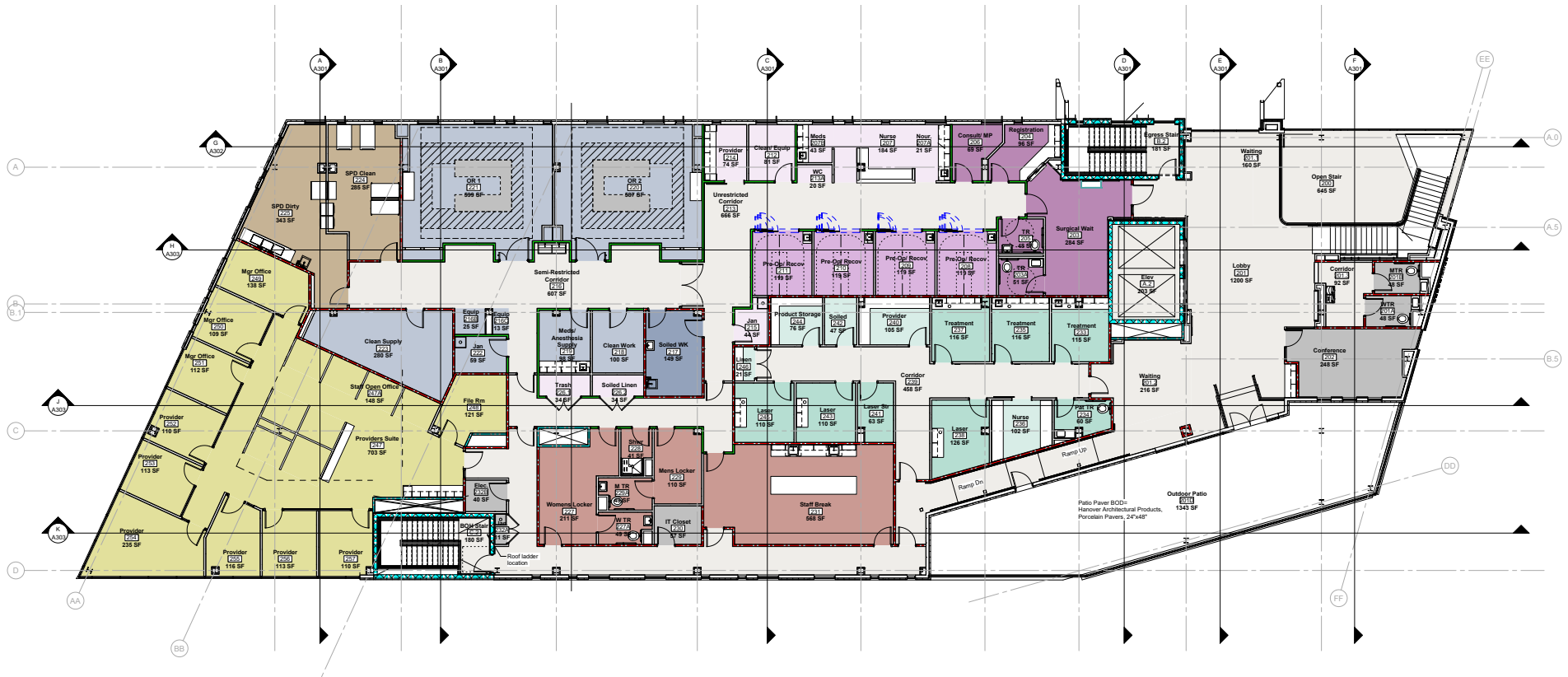


Department Legend

- | | |
|---|---|
| Centralized Registration & Waiting | Support/Work Areas |
| Centralized Staff Area | Shared Support/Staff |
| Clinical | General Building |
| Support/Work Areas | Shared Space |
| Clinical | Circulation |
| Clinical Space | |

Conceptual floor plan

FLOOR 2 | 15,979 SF



Department Legend

- | | |
|---|---|
| Centralized Staff Area | Pre/Recovery Support & Workspace |
| Centralized Staff Offices | Circulation |
| Clinical Space | Shared Surgical/Periop Support Spaces |
| Support & Workspace | Sterile Processing |
| General Building | Surgical Center |
| Pre/Recovery Patient Clinical Space | Surgical Registration & Waiting |

Strategic location



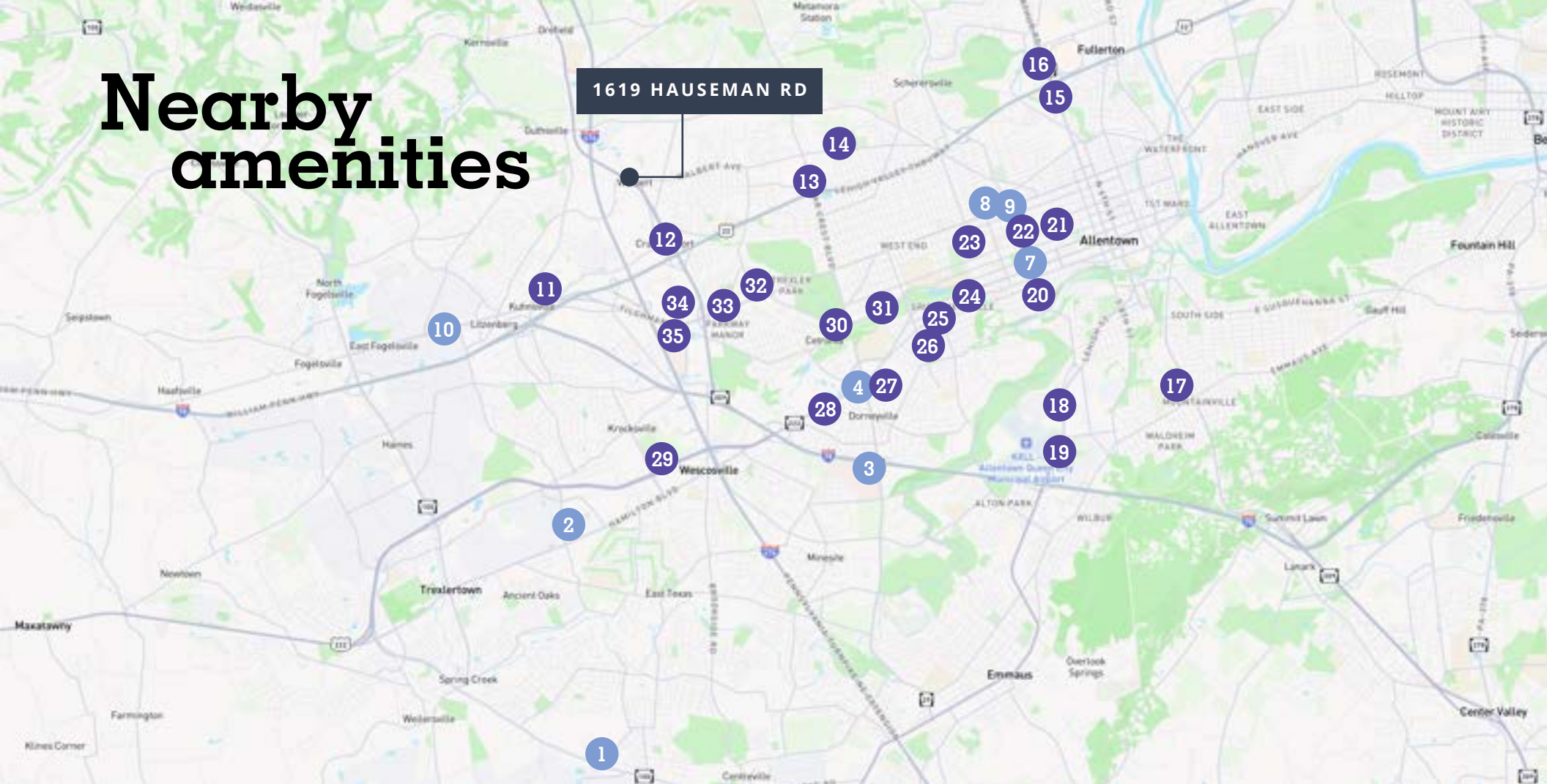
Strategically located in Allentown, the site offers immediate access to major regional thoroughfares including I-78, Route 22, and the Pennsylvania Turnpike, providing exceptional connectivity throughout the Lehigh Valley and to the greater Philadelphia and New Jersey markets. The surrounding area is anchored by a strong concentration of healthcare providers, residential density, and complementary commercial uses, creating a highly attractive environment for both medical users seeking a flagship location and developers targeting a proven outpatient corridor.

From a user perspective, the approved development program offers the ability to deliver a state-of-the-art facility tailored to modern outpatient care, including surgical suites, physician offices, and ancillary services. The site's configuration and approvals support efficient design, ample parking, and strong visibility—key drivers for patient access and operational success.

For developers and investors, 1619 Hausman Road represents a compelling opportunity to capitalize on the continued shift toward outpatient healthcare delivery. With approvals in place, favorable zoning, and strong underlying demographics, the project is ideally positioned to meet growing demand for high-quality medical space while minimizing predevelopment timelines and costs.



Nearby amenities



PHARMACIES

- 1 Macungie Community Pharmacy
- 2 Walgreens
- 3 Lehigh Valley Pharmacy Services
- 4 Dorneyville Pharmacy
- 5 Wegmans Pharmacy
- 6 GIANT Pharmacy
- 7 Lehigh Discount Drugs Pharmacy
- 8 Walgreens
- 9 New Liberty Pharmacy
- 10 Medicap® Pharmacy

RESTAURANTS

- 11 Chris' Family Restaurant
- 12 My Tequila House
- 13 Applebee's Grill + Bar
- 14 Parkland Restaurant
- 15 White Castle
- 16 Dave & Buster's Lehigh
- 17 Ocean Buffet
- 18 IHOP
- 19 Wawa
- 20 Union & Finch

- 21 Cuchifrito Restaurant
- 22 Wawa
- 23 The Udder Bar
- 24 Hamilton Family Restaurant
- 25 Cali Burrito
- 26 Youell's Oyster House
- 27 Perkins American Food Co.
- 28 Ice Cream World
- 29 The Shelby
- 30 Urban Skillet

- 31 Grille 3501
- 32 Starbucks Coffee Company
- 33 Liu's House
- 34 Trivet
- 35 Red Robin

Surrounding medical facilities



URGENT CARES

- | | |
|----------------------------------|--|
| 1 Live Urgent Care | 6 St. Luke's West End Medical Center |
| 2 JeffExpress Urgent Care | 7 JeffExpress Urgent Care |
| 3 Concentra Urgent Care | 8 Patient First Primary & Urgent Care |
| 4 LVHN ExpressCARE | 9 St. Luke's Care Now - Whitehall |
| 5 St. Luke's Care Now | 10 JeffExpress Urgent Care |

HOSPITALS

- | | |
|---|--|
| 11 Lehigh Valley Hospital- Muhlenberg | 16 St. Luke's Hospital - Allentown Campus |
| 12 Lehigh Valley Hospital - Hecktown Oaks | 17 Lehigh Valley Health Network |
| 13 St. Luke's University Hospital - Bethlehem Campus | 18 Lehigh Valley Hospital - Macungie |
| 14 St. Luke's Hospital - Sacred Heart Campus | |
| 15 Lehigh Valley Hospital - 17th Street | |



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