

THE SHOPS AT 3900 HAMILTON ALLENTOWN, PENNSYLVANIA

**3,000SF MOVE-IN READY ENDCAP
BANK / RETAIL / OFFICE WITH DRIVE-THRU
AVAILABLE IMMEDIATELY**



SPACE HIGHLIGHTS

- 40+ years of established bank location
- Building signage on North & East faces
- Pylon Signage on East and West facing
Hamilton Boulevard (RTE-222)
- Drive-Through with 2 lanes
- Drive-Up ATM
- Teller Counter Line with 4 stations
- Vault and 100+ Safety Deposit Boxes
- Private Offices
- Kitchenette

CENTER HIGHLIGHTS

- Affluent Demographics
- Upscale, premiere tenant mix:
 - Talbots
 - Barre3 Studio
 - Swartz Kitchen & Bath Showroom
 - LVHN Maternal Fetal Medicine
 - Rooted Salon
 - Bixler's Jewelers
 - Block Advisors
 - Onward Coffee
- Great Access & Visibility: on Hamilton
Boulevard (RTE-222) at I-78 and RTE-309
- Close, convient and ample parking

081226



BERGER-EPSTEIN ASSOCIATES, INC.

3900 Hamilton Boulevard, Suite 208, Allentown, PA 18103

Jonathan Epstein, CCIM

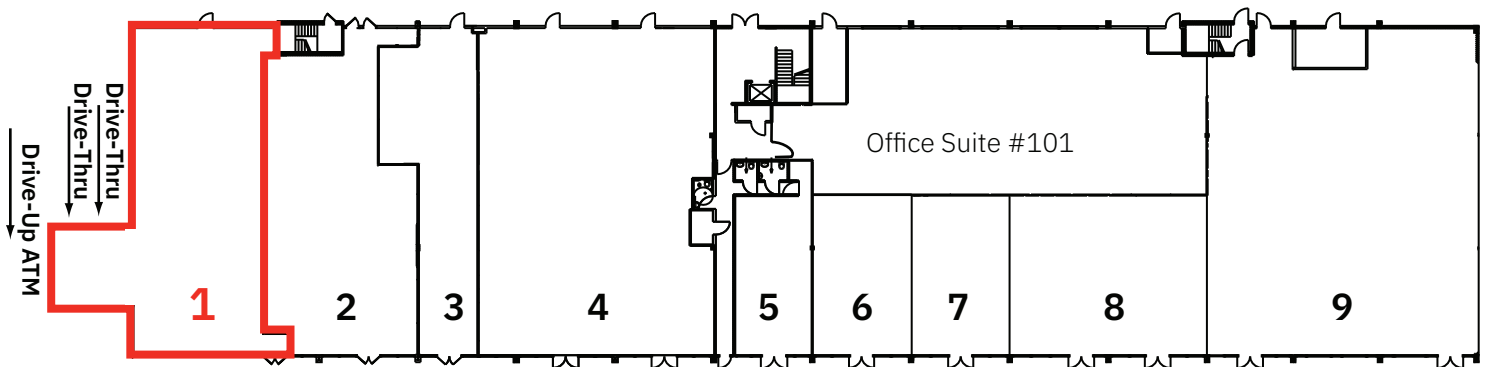
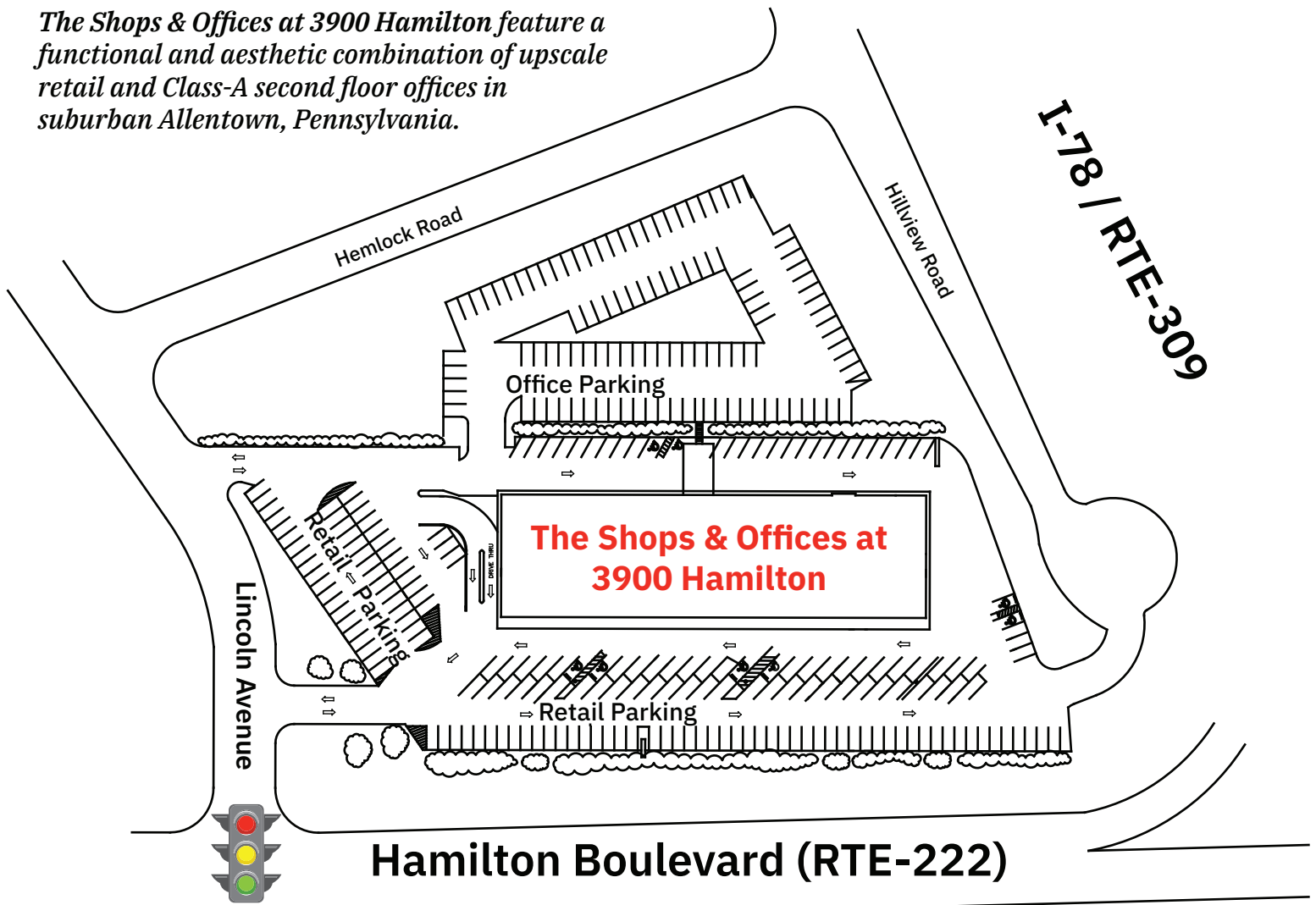
je@berger-epstein.com

(610) 437-7070 x212

berger-epstein.com



The Shops & Offices at 3900 Hamilton feature a functional and aesthetic combination of upscale retail and Class-A second floor offices in suburban Allentown, Pennsylvania.



- | | |
|---|---------------------------------------|
| 1. End-Cap with Drive-Thru Available (3,000sf) | 6. The Laura Brady Gallery |
| 2. Swartz Kitchen & Bath Showroom | 7. Rooted Hair Salon |
| 3. Block Advisors Premium Tax Services | 8. Barre3 Fitness and Exercise Studio |
| 4. Bixler's Jewelers | 9. Talbots and Talbots Misses |
| 5. Onward Coffee Cafe | |