

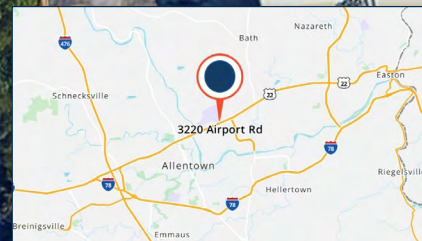
**FOR SALE/LEASE**

**3210-3230**

**3220 AIRPORT ROAD  
ALLENTOWN, PA 18109**

**1.5 Acres**

**0.8 Acres**



**AVAILABLE**

**1.5-2.3 Acres Available**

### Prominent Central Lehigh Valley Location

The property is strategically located between Allentown and Bethlehem with prominent frontage on one of the Lehigh Valley's most recognizable commercial corridors. Convenient access to Route 22 and broader Lehigh Valley highways. This central position provides strong connectivity to the region's primary employment centers, residential communities and commercial districts.

**Municipality:** Hanover Township,  
Lehigh County, Pennsylvania

**Acres:** 2 to 3 Parcels Totaling 1.5 – 2.3 Acres

**Frontage:** 280'-500+' Along Airport Road  
(PA Route 987)

**Zoning:** PC (Planned Commercial)

**Traffic Count:** 23,000 Est ADT

Available public water, sewer, gas and electric service



**ALLENTOWN**

**10**  
MINUTES



**BETHLEHEM**

**10**  
MINUTES



**NORTHAMPTON**

**10-15**  
MINUTES



**WEST ALLENTOWN**

**15-20**  
MINUTES



**EASTON**

**20**  
MINUTES

**JARRETT LAUBACH**

610.704.7996

JLAUBACH@CHANNELCRE.COM



**CHANNEL**  
REAL ESTATE

**FOR SALE/LEASE**

**AVAILABLE**

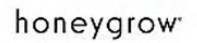
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**Established Retail and Restaurant Corridor**

The surrounding Airport Road corridor offers a substantial concentration of national and regional retailers and restaurants, including Target, Sam's Club, Five Below, DSW, Miller's Ale House, honeygrow, Five Guys and Copperhead Grille. This established amenity base generates regular consumer activity and gives a future redevelopment immediate proximity to shopping, dining and daily-service destinations.

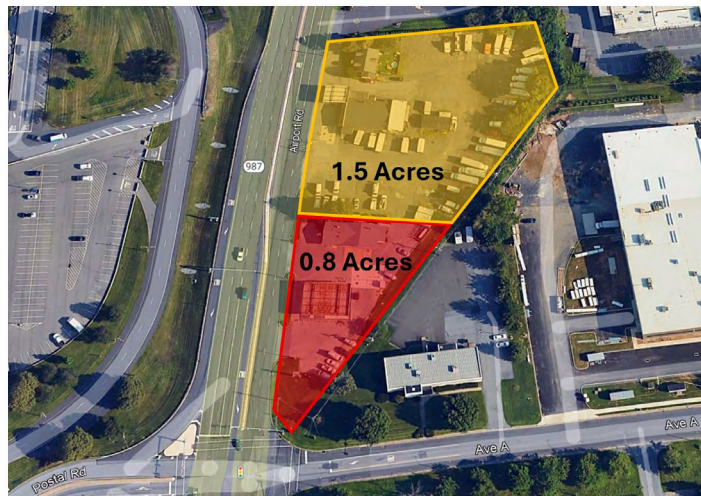


**Uses Permitted by Right**

The PC Planned Commercial District permits a broad mix of uses by right, including but not limited to retail stores, restaurants without drive-through service, offices, financial institutions without drive-through service, medical and dental offices, personal services, automotive sales and enclosed repair facilities, veterinary offices, indoor recreation and certain private commercial schools. Permitted uses remain subject to applicable lot-area, dimensional, parking, land-development and other Township requirements.

**Uses Permitted by Special Exception**

Special-exception uses that may be feasible, depending on the acreage acquired and site design, include restaurants and financial institutions with drive-through service, automotive service stations, car washes, outdoor recreation, and places of worship. All proposed uses and development concepts to be confirmed with Township.



*Disclaimer: Add that boundaries are approximate, aerial is not a survey, all zoning, dimensions, traffic counts and development concepts must be independently verified.*

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