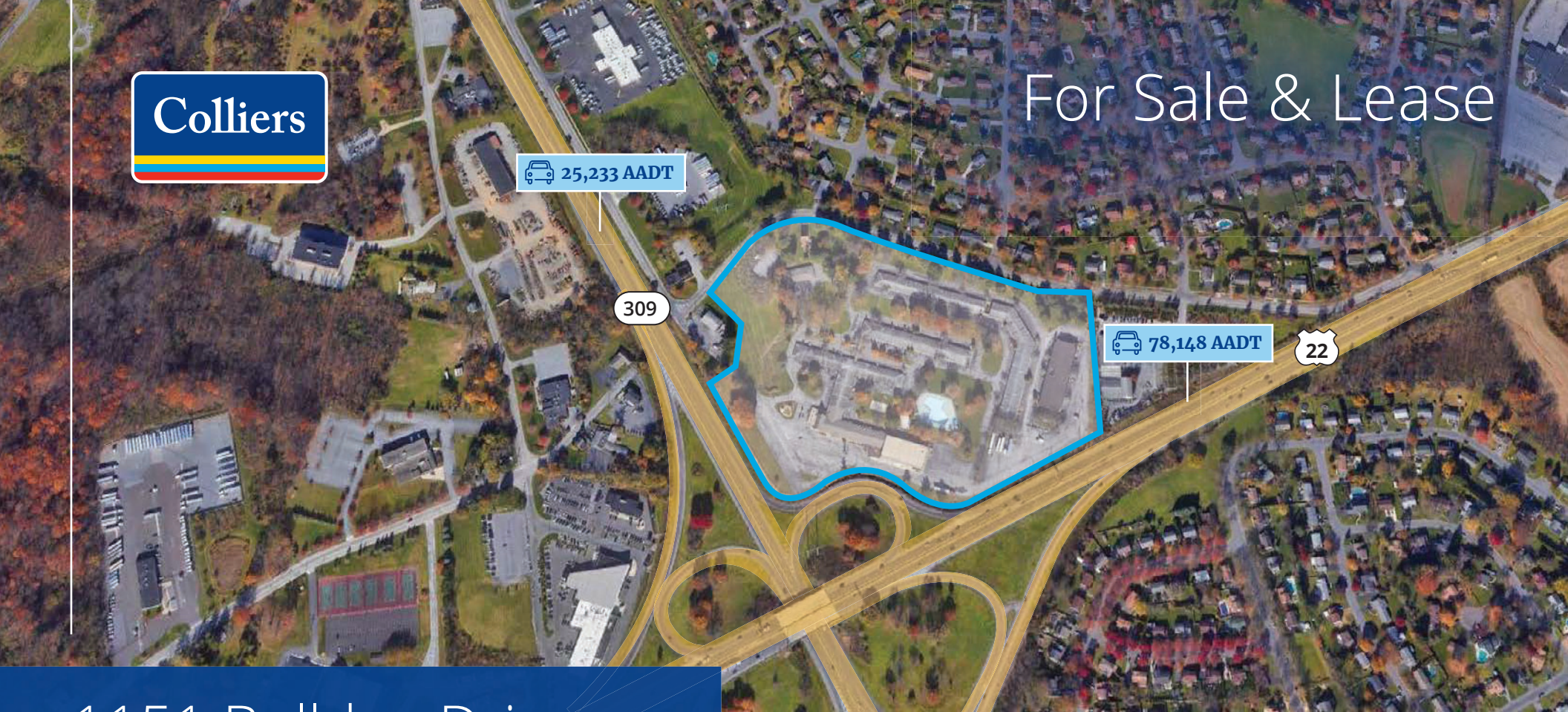




For Sale & Lease



25,233 AADT

309

78,148 AADT

22

1151 Bulldog Drive
Allentown PA

±23 AC Divisible

± 23 Acres at the Northeast Corner
of Route 22 & Route 309



Lehigh Valley's most prominent interchange site



Combined traffic counts of 103,381 AADT



Immediate proximity of Route 22, Route 309, I-78, I-476 (PA Turnpike) and Route 100



Tremendous visibility and exposure to Route 22 & Route 309

Accelerating success.

Property Profile



Site Details

± 23.5 ac
Lot Size

1,023,660 sf
Total Lot SF

Highway
Commercial (HC)
Zoning

$\pm 103k$ AADT
Traffic Counts between
RT.22 & RT.309

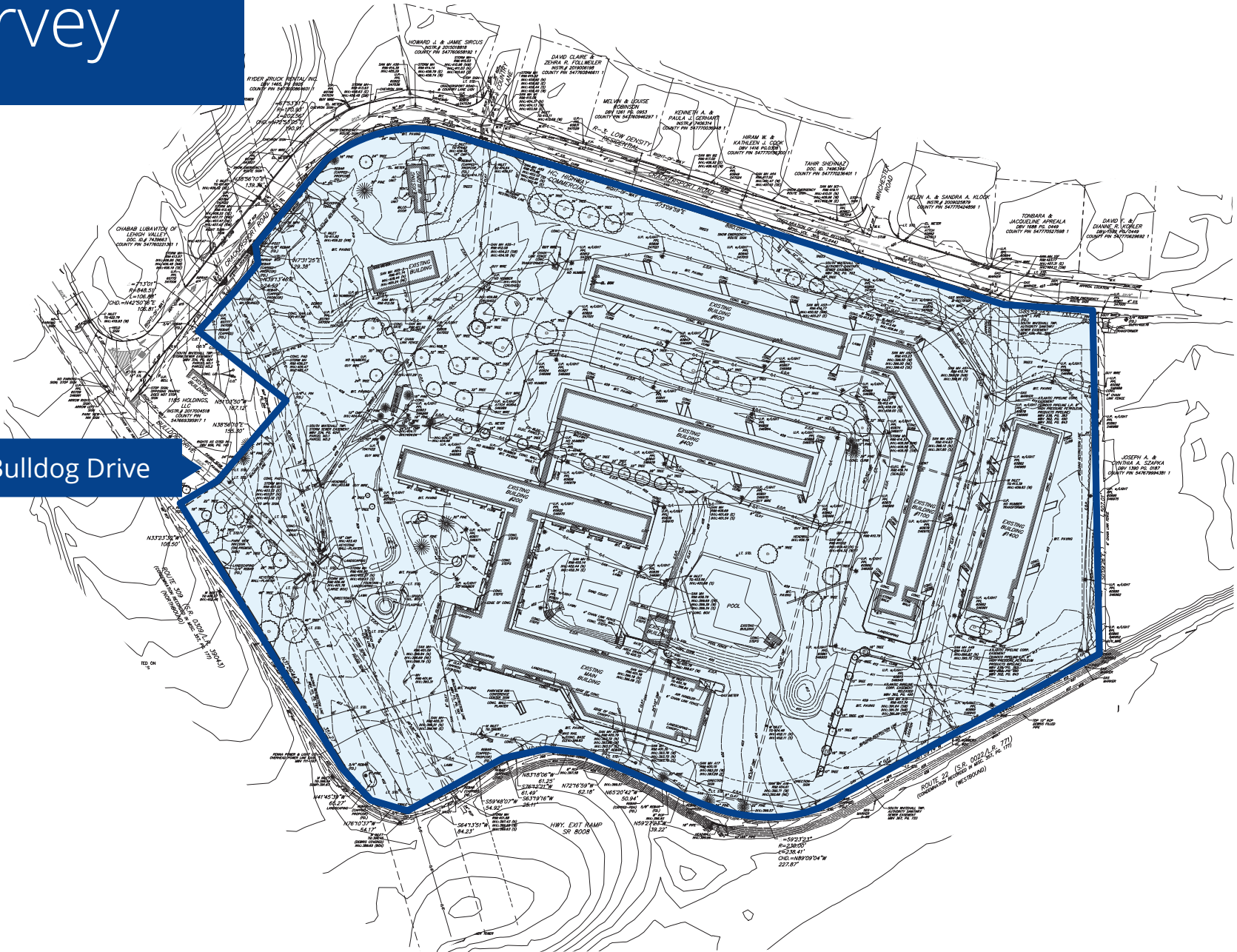
$\pm 1,800$ ft
Combined Frontage
(RT.22 & RT.309)

Comments

- Pad sites available | BTS available - all sizes considered
- Property divisible
- Various uses permitted

Site Survey

Bulldog Drive



Retail Map



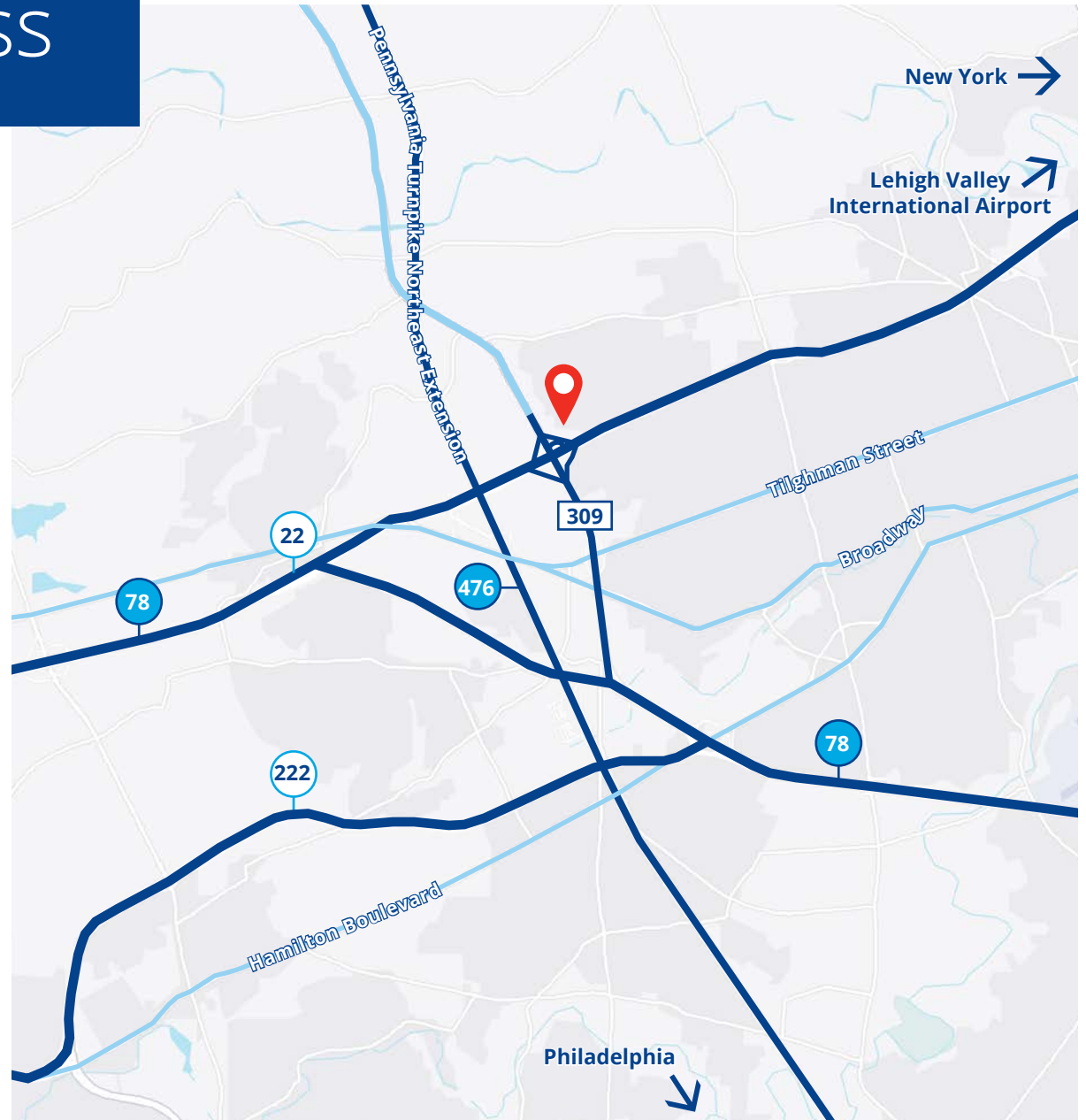
Location & Access

Travel Distances

I-78	3.6 mi 5 mins
I-476 (PA Turnpike Interchange)	2.3 mi 4 mins
Route 222	4.4 mi 5 mins
Route 100	6.0 mi 7 mins
Route 33	18.7 mi 19 mins
Hamilton Blvd - Allentown/Trexlerstown	4.7 mi 9 mins
Airport Rd - Allentown	9.9 mi 12 mins
Hamilton Crossings - Allentown	5.6 mi 8 mins
Lehigh Valley International Airport	10.1 mi 13 mins
Philadelphia	60.1 mi 1hr 2 mins
New York City	95.3 mi 1 hr 45 mins

Area Highlights

- Centrally located
- Minutes to all the main corridors through-out the region
- Situated off one of the most notable highway interchanges in the Lehigh Valley RT.22 & RT.309



Contact



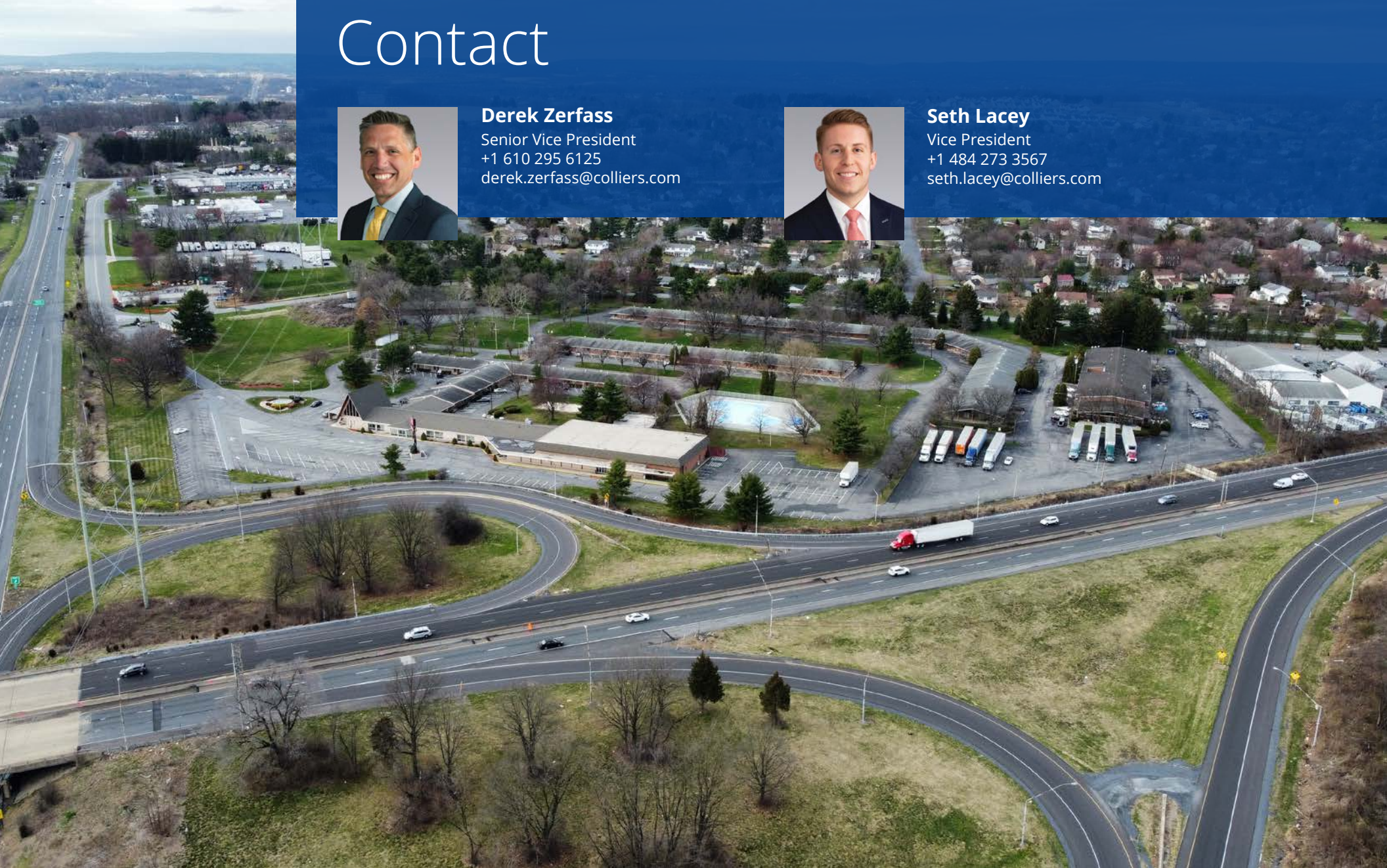
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