



For Lease

1135-1137 W Hamilton St
Allentown, PA 18101

LISTED AT:
\$6,500 NNN

+/- 3,000 SF Restaurant and Lounge for lease. The space will be delivered in a v-shell condition with an existing hood system. This building features the ability to do take-out on the first floor, as well as dining and event planning on the second floor. The space also has an outdoor deck for additional seating and entertainment. The building is located one block from significant Development such as (NIZ) Neighborhood Improvement Zone. The NIZ is a State Tax district created in 2011 that is being utilized to encourage development and revitalization in the center city of Allentown, PA, and along the western side of the Lehigh River. The NIZ program has Spurred more than a billion dollars in redevelopment and is still urged to do more due to demand, offering a promising environment for growth and expansion. The NIZ, a powerful program, has been instrumental in the development of the PP&L Event Center (Home to the Lehigh Valley Phantoms), multiple Class A high-rise office buildings, restaurants, retail, apartments, and the newly developed Da Vinci Science Center, which feature a +/-67,000 SF structure, +/-30,000 SF of interactive exhibits and many more. This success story is a testament to the potential for growth and success in the area.

Commercial Lease +/- 3,000 SF Available



Each Office Is Independently Owned And Operated



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**Contact me for more details
or to schedule a tour**