



# CLOSED RESTAURANT FOR LEASE

## 2805 Lehigh St. Allentown, PA

### Lehigh Street & I-78

**LOT SIZE:** 1.4 acres

**SIZE:** 6,989 sq. ft.

**PARKING:** 94 spaces

**TRAFFIC  
COUNT:** 140,000 cars per day.

**RENT:** \$11,640 per month NNN

**TAXES:** \$39,890

**CONTACT:** Stefan N. Cihylik, CCIM  
Hanna Frederick Commercial  
3500 Winchester Road, Suite 201,  
Allentown, PA 18104 610-398-0411  
Direct Dial 610-212-6535



NO WARRANTY OR REPRESENTATION, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.





# CLOSED RESTAURANT FOR LEASE ALLENTOWN, PA LEHIGH ST. & I-78

PA Route 22

St. Lukes & Lehigh Valley Hospitals

Muhlenberg and Cedar Crest Colleges

Dorney Park

Queen City Airport

Lehigh Valley Hospital  
5,000 Employees

Home Depot

Lehigh Valley Auto Mile  
2,000 Employees

**SITE**

South Mall

Lehigh Valley Health Services  
Office-2,000 Employees

Emmaus



# CLOSED RESTAURANT FOR LEASE ALLENTOWN, PA LEHIGH ST. & I-78

## Interstate 78

### Site



## South Mall

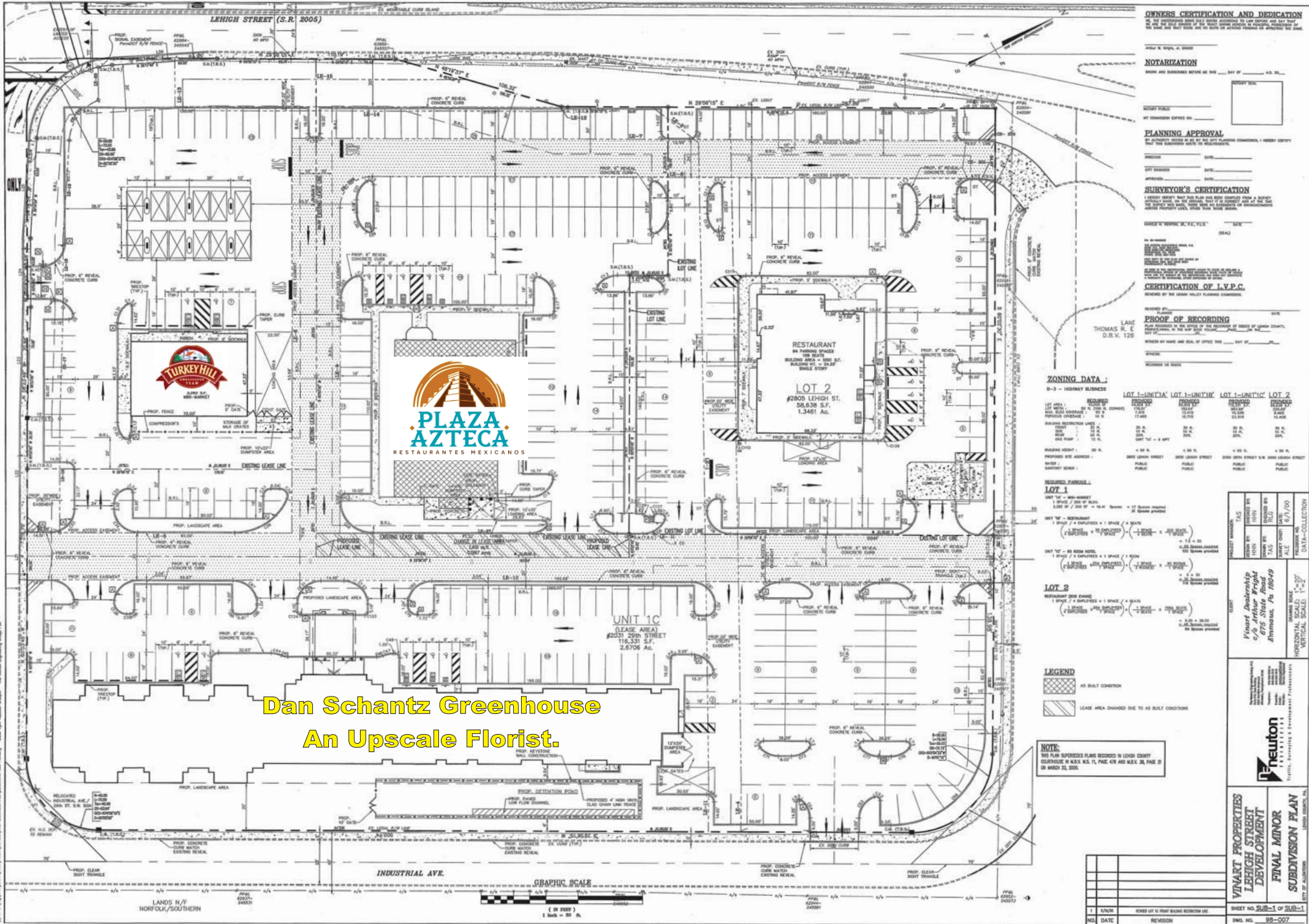


# CLOSED RESTAURANT FOR LEASE ALLENTOWN, PA LEHIGH ST. & I-78





# SITE PLAN



**Dan Schantz Greenhouse**  
**An Upscale Florist.**

**OWNERS CERTIFICATION AND DEDICATION**  
 I, the undersigned, being duly sworn, acknowledge to the Law, State and City that the above described parcel is being dedicated to the public use of the City of Allentown, Pennsylvania, and that the same is being dedicated to the use of a public park and recreation area.

**NOTARIZATION**  
 BEFORE AND SIGNED BEFORE ME ON \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2005.

**PLANNING APPROVAL**  
 PLAN REVIEWED BY THE OFFICE OF THE PLANNING COMMISSIONER, I HEREBY CERTIFY THAT THE SAME COMES WITHIN THE JURISDICTION OF THE PLANNING COMMISSION.

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS COMPLY WITH ALL REQUIREMENTS OF THE SURVEYING ACT OF 1962, AS AMENDED, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**CERTIFICATION OF I.V.P.C.**  
 REVIEWED BY THE GREEN VALLEY PLANNING COMMISSION.

**PROOF OF RECORDING**  
 PLAN REVIEWED BY THE OFFICE OF THE PLANNING COMMISSIONER, I HEREBY CERTIFY THAT THE SAME COMES WITHIN THE JURISDICTION OF THE PLANNING COMMISSION.

**ZONING DATA**

9-3 - INDUSTRIAL BUSINESS

LOT 1-UNIT 1A	LOT 1-UNIT 1B	LOT 1-UNIT 1C	LOT 2
LOT AREA: 11,331 S.F.	LOT AREA: 11,331 S.F.	LOT AREA: 11,331 S.F.	LOT AREA: 11,331 S.F.
PROPOSED COVER: 100%	PROPOSED COVER: 100%	PROPOSED COVER: 100%	PROPOSED COVER: 100%
MAXIMUM HEIGHT: 30' 0"	MAXIMUM HEIGHT: 30' 0"	MAXIMUM HEIGHT: 30' 0"	MAXIMUM HEIGHT: 30' 0"
PROPOSED SITE ADDRESS: 58,636 S.F.	PROPOSED SITE ADDRESS: 58,636 S.F.	PROPOSED SITE ADDRESS: 58,636 S.F.	PROPOSED SITE ADDRESS: 58,636 S.F.
WATER: PUBLIC	WATER: PUBLIC	WATER: PUBLIC	WATER: PUBLIC
SEWER: PUBLIC	SEWER: PUBLIC	SEWER: PUBLIC	SEWER: PUBLIC

**LEGEND**

- AS BUILT CONDITION
- LEASE AREA CHANGED DUE TO AS BUILT CONDITION

**NOTE:**

THIS PLAN SUPERSEDES PLANS RECORDED IN LEHIGH COUNTY RECORDERS IN MAP NO. 1, PAGE 478 AND MAP NO. 26, PAGE 2 ON MARCH 25, 2005.

CLIENT	PROJECT NUMBER	TAS	DATE	SCALE	DATA-COLLECTION
Plant, Landscaping & 675 State Road, Allentown, Pa 18104-9			07/00	1"=20'	



**VINART PROPERTIES**  
**LEHIGH STREET DEVELOPMENT**  
**FINAL MINOR SUBDIVISION PLAN**

NO.	DATE	REVISION	SHEET NO. SUB-1 OF SUB-1	DWG. NO. 95-007

STAMP