

11,060 SQUARE FOOT COMMERCIAL BUILDING FOR LEASE

807 SOUTH FOURTH STREET HAMBURG, PA 19526



LOCATION:

807 South Fourth Street Hamburg, PA 19526

TRAFFIC COUNTS:

Total traffic counts South Fourth Street + Route 61 27,026 cars per day both directions.

IMPROVEMENTS:

11,156 square foot single story commercial-retail building.
Drive in door. Electric service 800 AMP 3-phase 4-wire service,

TAXES:

Real estate taxes - \$44,076. Sewer pumping station allocation - \$800.

RENT:

\$15 per square foot modified net-\$167,340 per year-\$13,945 per month.

REMARKS:

Signalized intersection. High traffic commercial corridor.
Very visible & accessible. Limited site availability.

CONTACT:

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



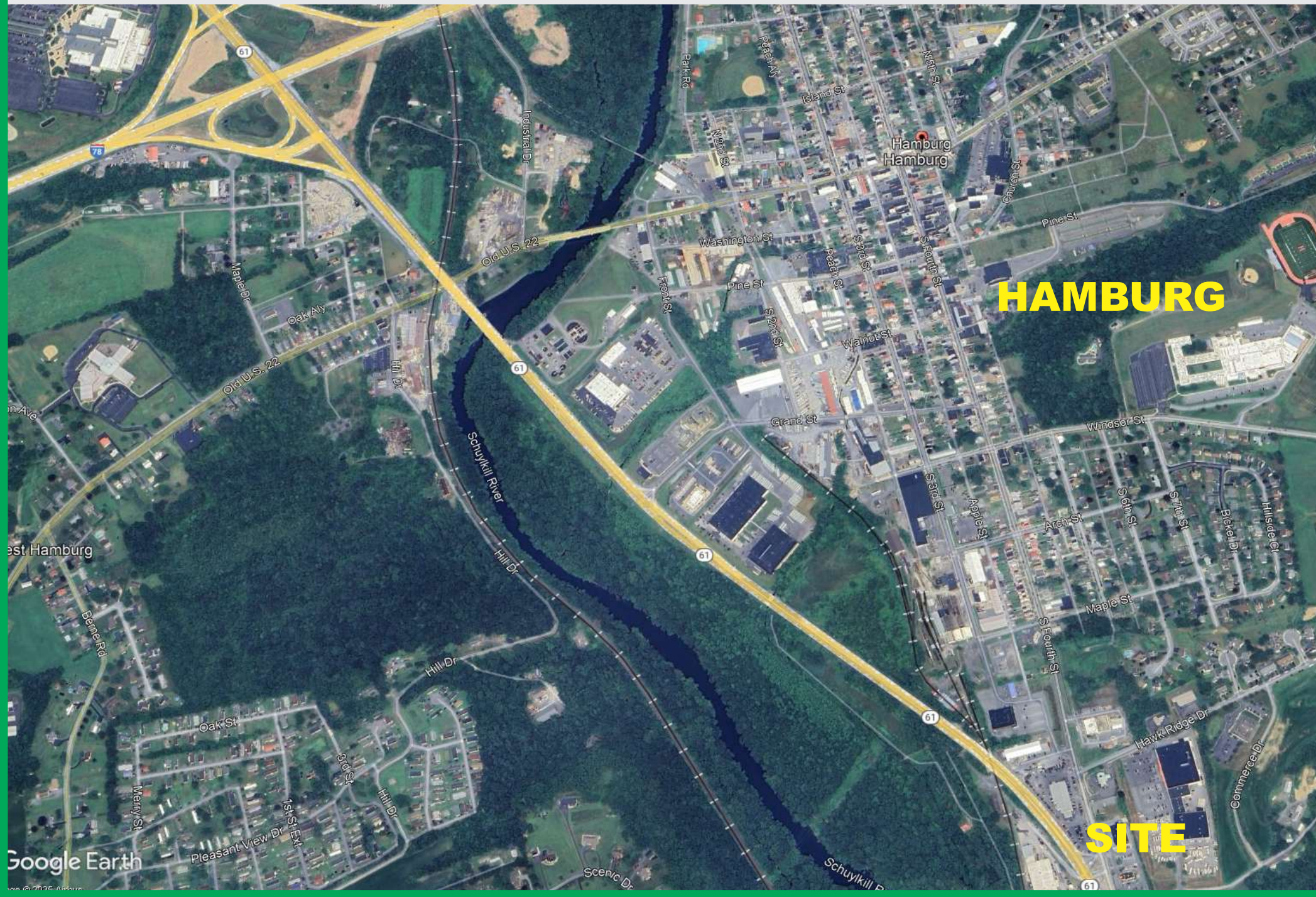
11,060 SQUARE FOOT COMMERCIAL BUILDING FOR LEASE

807 SOUTH FOURTH STREET HAMBURG, PA 19526

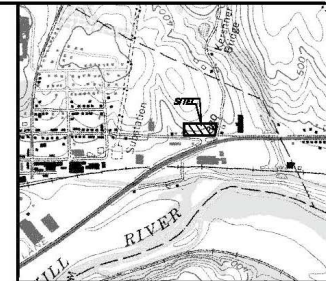
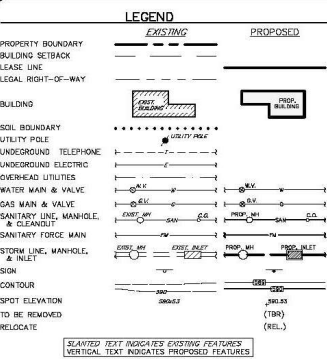


11,060 SQUARE FOOT COMMERCIAL BUILDING FOR LEASE

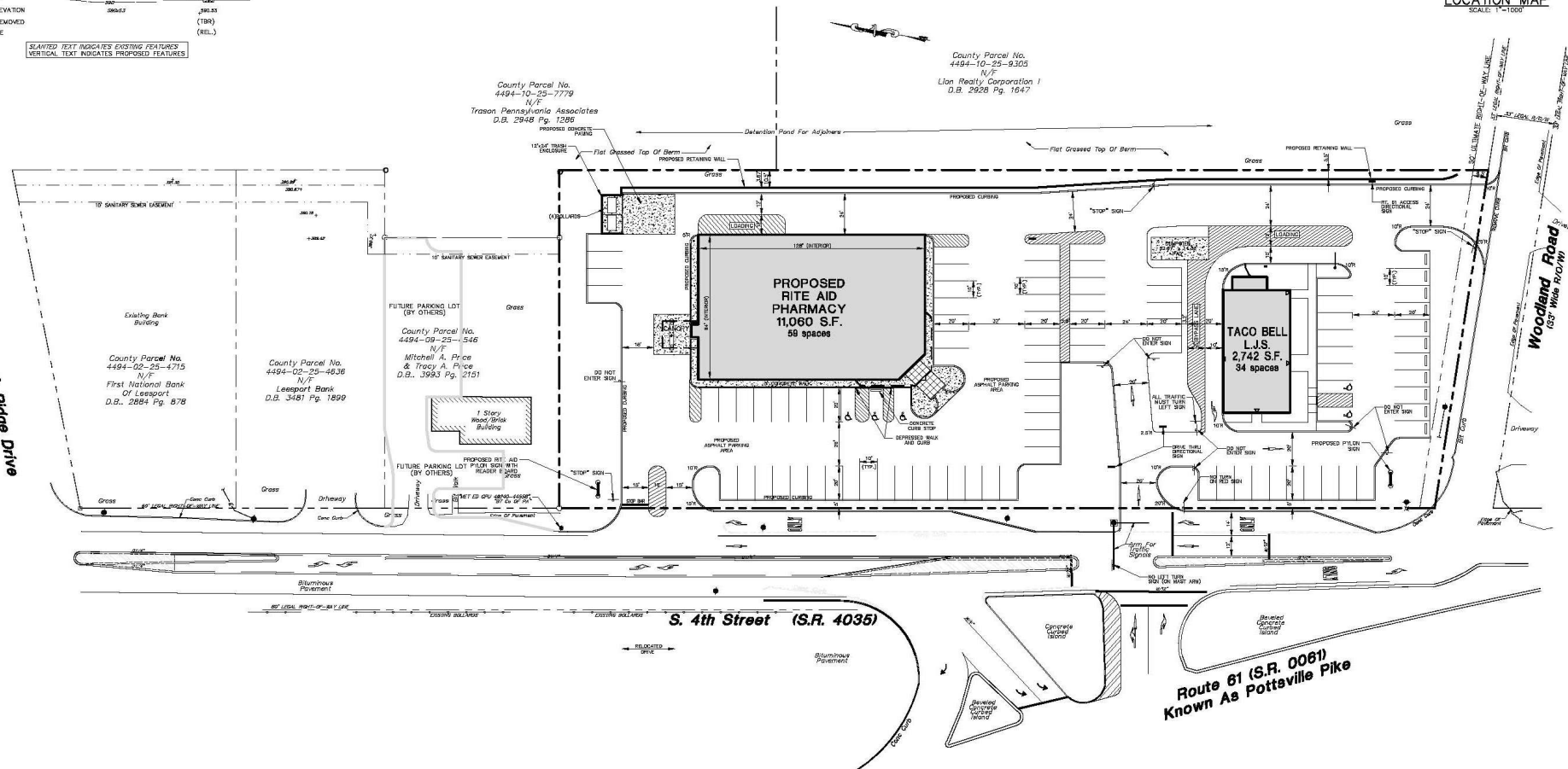
807 SOUTH FOURTH STREET HAMBURG, PA 19526



SITE PLAN



LOCATION MAP
SCALE: 1"=1000'



BARRY ISETT & ASSOCIATES, INC.
Consulting Engineers & Surveyors

ONE-WAY ENTRANCE CONFIGURATION
HAMBURG COMMONS
HAMBURG REALTY PROPERTIES, INC.
BOROUGH OF HAMBURG
BERKS COUNTY, PENNSYLVANIA

DATE: 11/8/04	DSGN.: JAZ/RMK
SCALE: 1"=30'	CHK.: RMK
DRAWN: JAZ	APPRD.: KLG
JOB: 151603.1TC	P. MGR.: KLG
COPYRIGHT 2004	

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.

 1-800-242-1776

DATE ORDER 10505501

SITE SERIAL #2595591
30' 60'

SCALE: 1"=30'

SHEET:

9

2

FE

100%