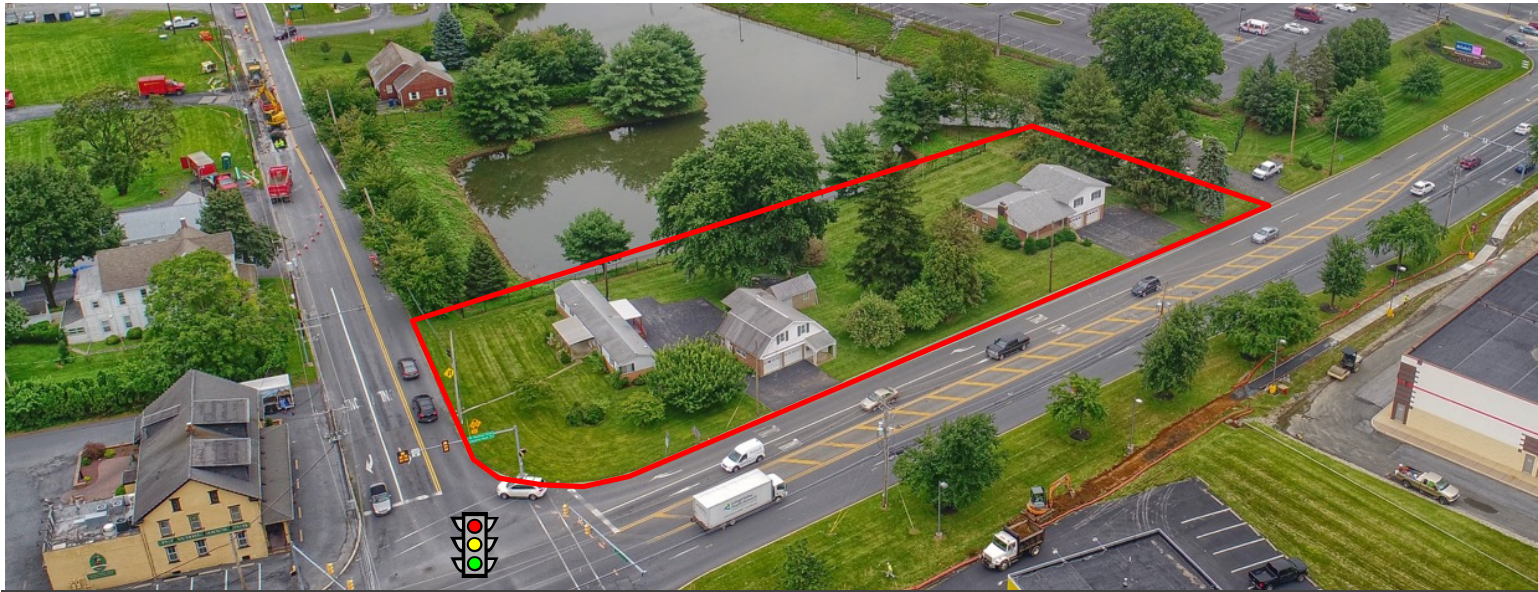


CETRONIA ROAD & BROADWAY

Allentown, PA | 18104



- 1.43 ACRES
- 32,606 SF OF RETAIL SPACE
- 53 +/- TOTAL PARKING SPACES

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	53,114	182,705	277,647
Average HHI	\$106,592	\$79,927	\$76,328
Number of Households	20,466	69,544	106,315
TRAFFIC COUNTS			
Cetronia Road : 16,000 CPD		Tilghman Street : 19,000 CPD	

NEARBY RETAILERS



PROJECT

Approximately 1.43 acre commercial corner lot available at the South East Corner of Cetronia Rd and Broadway. Available for ground lease or build to suit.

LOCATION

Located at the lighted intersection of Cetronia Rd and Broadway, across from the Tilghman Square Shopping Center. Conveniently located in the market with quick access to Route 309, I-78 and Route 22. Tenants in Tilghman Square Shopping Center include Petco, Staples, Moe's Southwest Grill, Jamba Juice, Planet Fitness and Red Robin.

TRADE AREA

Growing area of Allentown with approximately 182,705 people within a 5 mile radius. Combined traffic count at this intersection of over 35,000 cars per day. Great location for retail, bank, and fast-food.

York Office: 3528 Concord Rd., York, PA 17402
Exton Office: 1 E. Uwchlan Ave., Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

DAVID NICHOLSON | BLAKE GROSS
717-843-5555
www.bennettwilliams.com



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