

— the shops at — Cedar Point

315 South Cedar Crest Blvd. | Allentown, PA 18103

For Lease
±1,200 - 5,577 SF



Join

weis



HIGHMARK

menchie's
frozen yogurt



The Shops at Cedar Point is an exceptionally well-located 130,500 square-foot Weis Markets anchored shopping center in the Allentown market. The project is situated at the intersection of Cedar Crest Boulevard (30,000 VPD) and Hamilton Boulevard (20,000 VPD), with three points of access along the main roadways. Along with being anchored by Weis Markets, the other co-tenants include national names such as, Rite Aid, TGI Fridays, and Menchie's Frozen Yogurt, just to name a few. With its traffic generating lineup of destination and convenience style retailers, this project is one of the primary shopping destinations in the market.



Adam Hagerman | Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

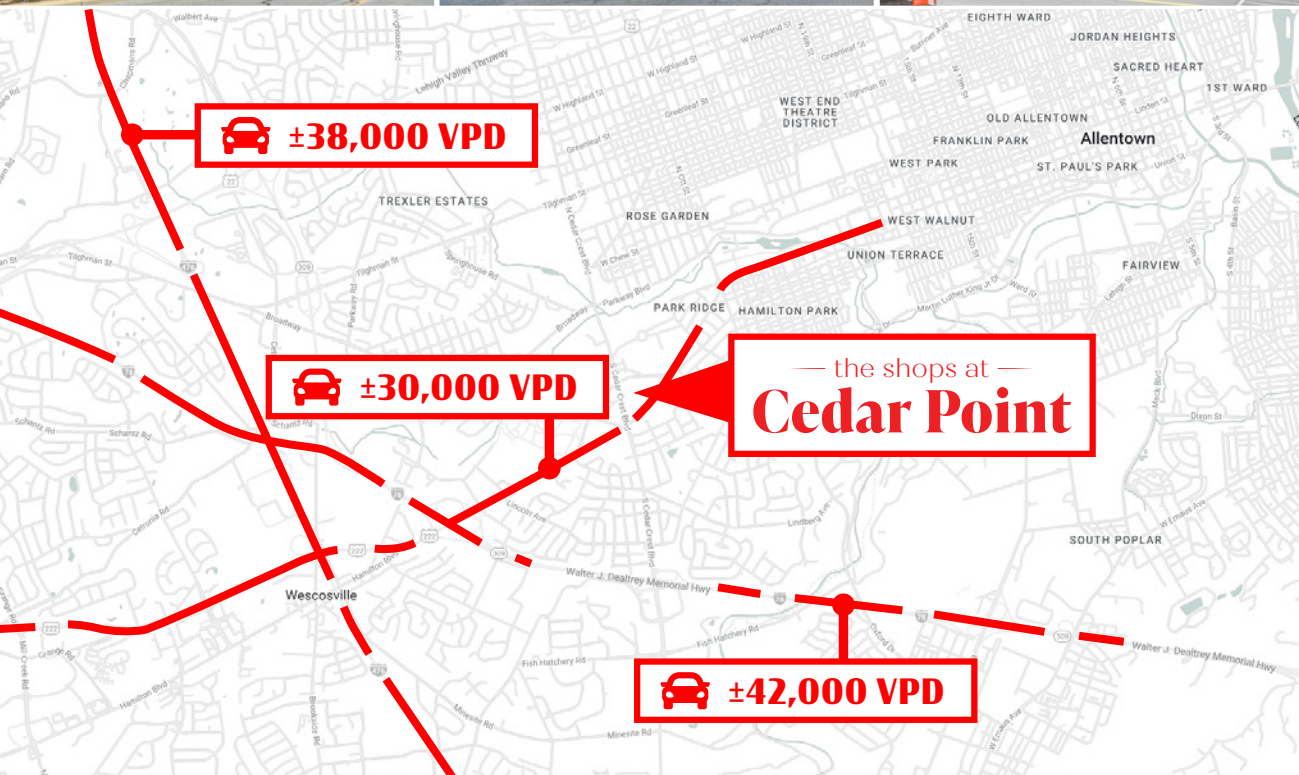
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Location

The Shops at Cedar Point is strategically positioned with significant frontage along one of the market's primary retail corridors, Cedar Crest Boulevard & Hamilton Boulevard. The center benefits from the high-volume traffic flow of Cedar Crest Boulevard, which is one of the area's heavily traveled roadways because of its ease of access to other major roadways in the market.



Trade Area

Adding to the stability of the project, The Shops at Cedar Point shows a 15-minute drive time demographic of over 402,759 people with household incomes of more than \$78,192 and daytime employment demographics equally as strong with 225,698. The demographics within 5-mile radius include 213,748 people in 81,260 homes, a labor force of 115,527 with an average household income of \$73,345. The area's growth since 2000 has increased over 11.2% with over 9,097 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	108,191	223,025	314,844
TOTAL EMPLOYEES	60,150	117,243	160,575
AVERAGE HHI	\$82,732	\$83,140	\$86,317
TOTAL HOUSEHOLDS	41,818	84,097	120,374

TRAFFIC COUNTS: Cedar Crest Boulevard - ±30,000 VPD



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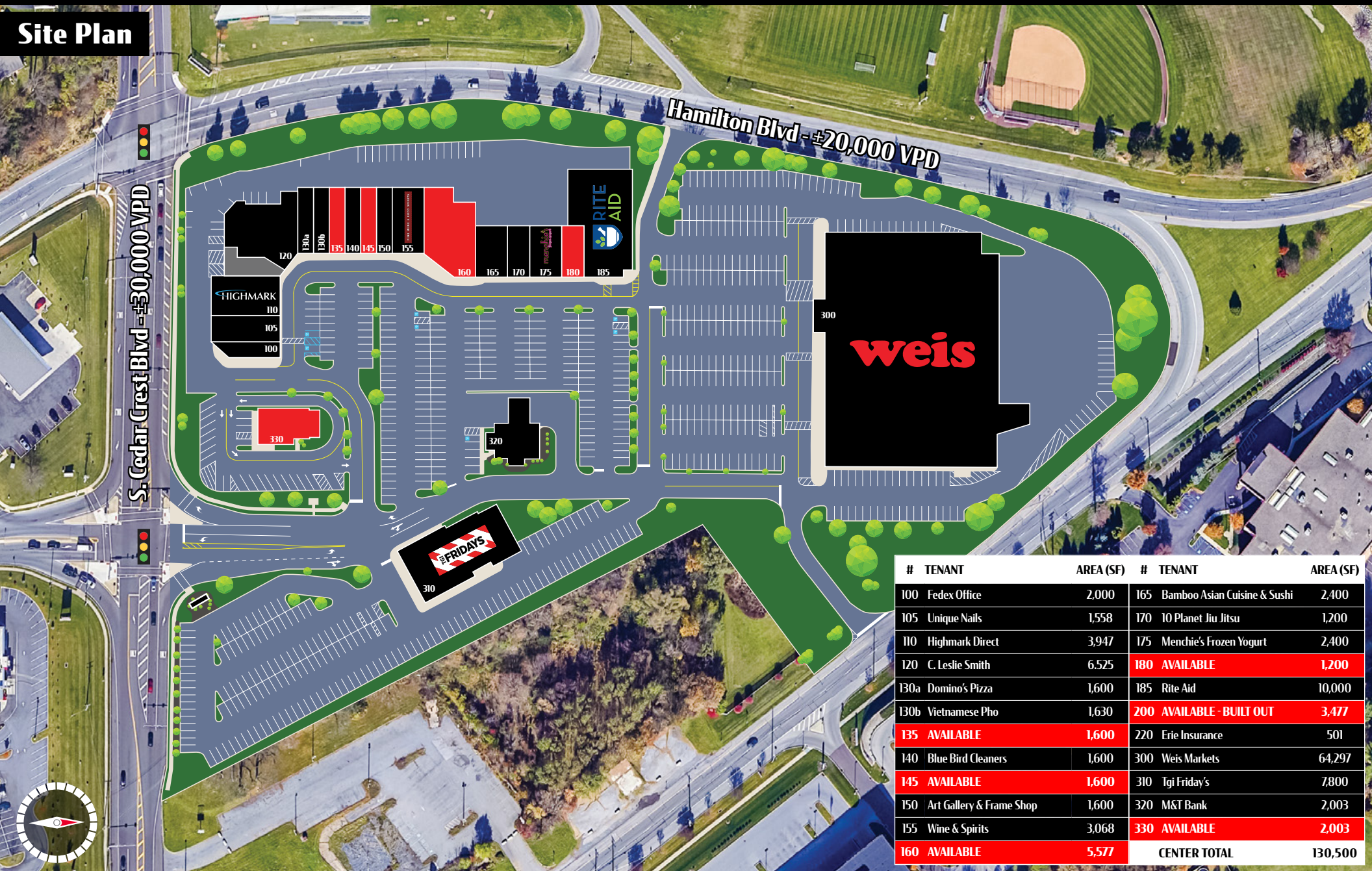
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Site Plan



#	TENANT	AREA (SF)	#	TENANT	AREA (SF)
100	Fedex Office	2,000	165	Bamboo Asian Cuisine & Sushi	2,400
105	Unique Nails	1,558	170	10 Planet Jiu Jitsu	1,200
110	Highmark Direct	3,947	175	Menchie's Frozen Yogurt	2,400
120	C. Leslie Smith	6,525	180	AVAILABLE	1,200
130a	Domino's Pizza	1,600	185	Rite Aid	10,000
130b	Vietnamese Pho	1,630	200	AVAILABLE - BUILT OUT	3,477
135	AVAILABLE	1,600	220	Erie Insurance	501
140	Blue Bird Cleaners	1,600	300	Weis Markets	64,297
145	AVAILABLE	1,600	310	Tgi Friday's	7,800
150	Art Gallery & Frame Shop	1,600	320	M&T Bank	2,003
155	Wine & Spirits	3,068	330	AVAILABLE	2,003
160	AVAILABLE	5,577	CENTER TOTAL		130,500



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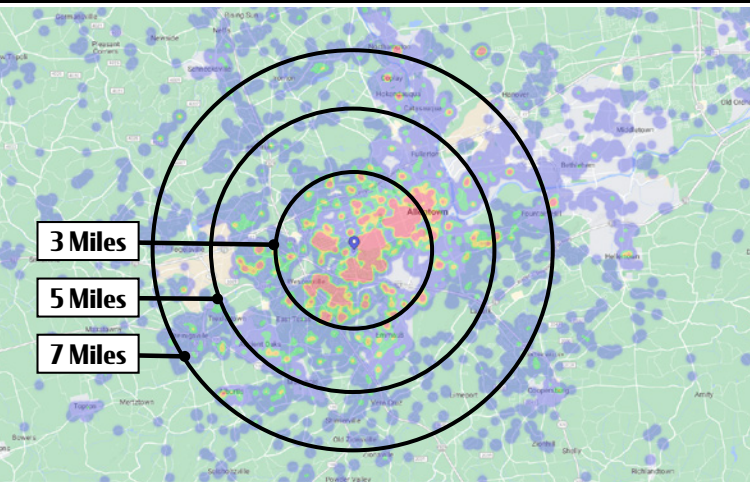


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of Visits



VISITS PER YEAR

1.1 Million



AVG. DWELL TIME

45 Minutes



STATE RANKING

129/305



SURROUNDING STATS



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Market Aerial



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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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