

— the shops at —
Cedar Point

315 South Cedar Crest Blvd. | Allentown, PA 18103

For Lease
±1,200 - 10,000 SF



Join

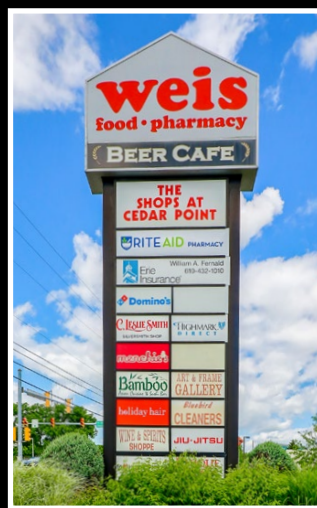
weis

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, Boston Market, 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.



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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined*

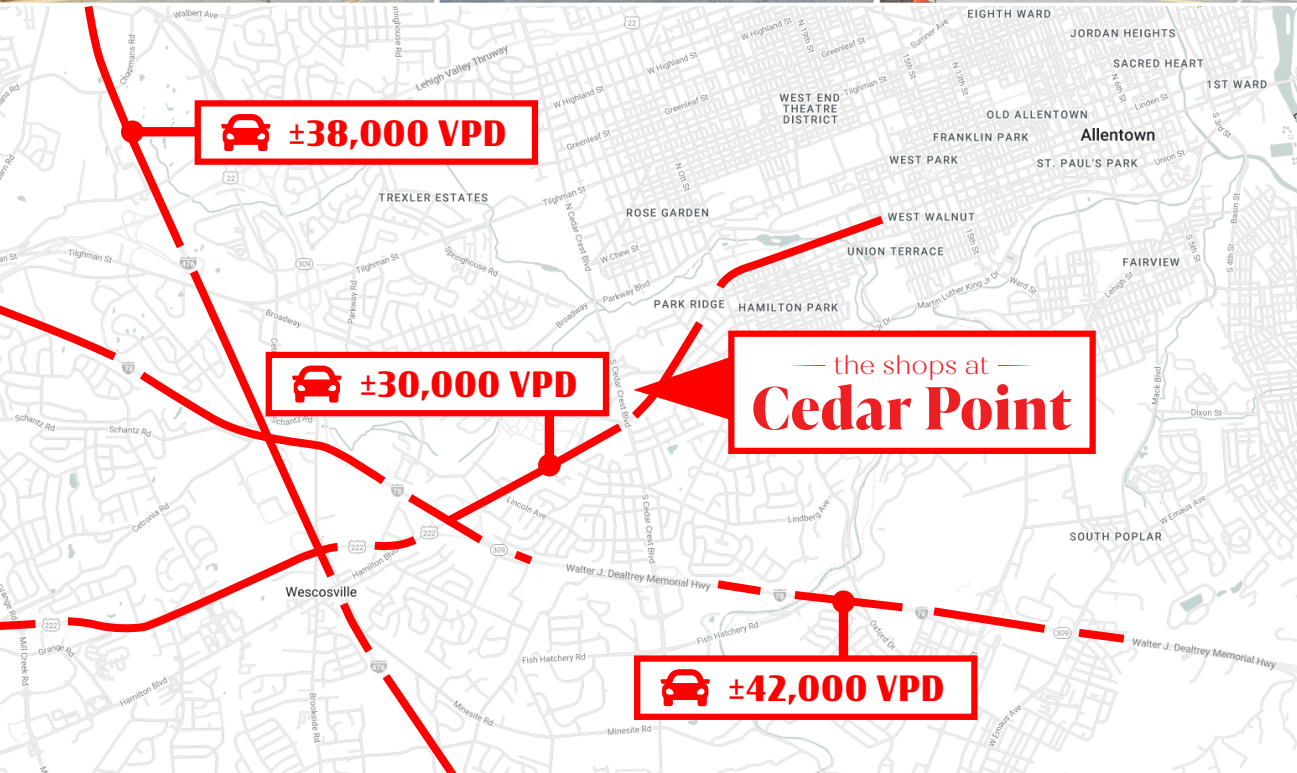
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Location

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

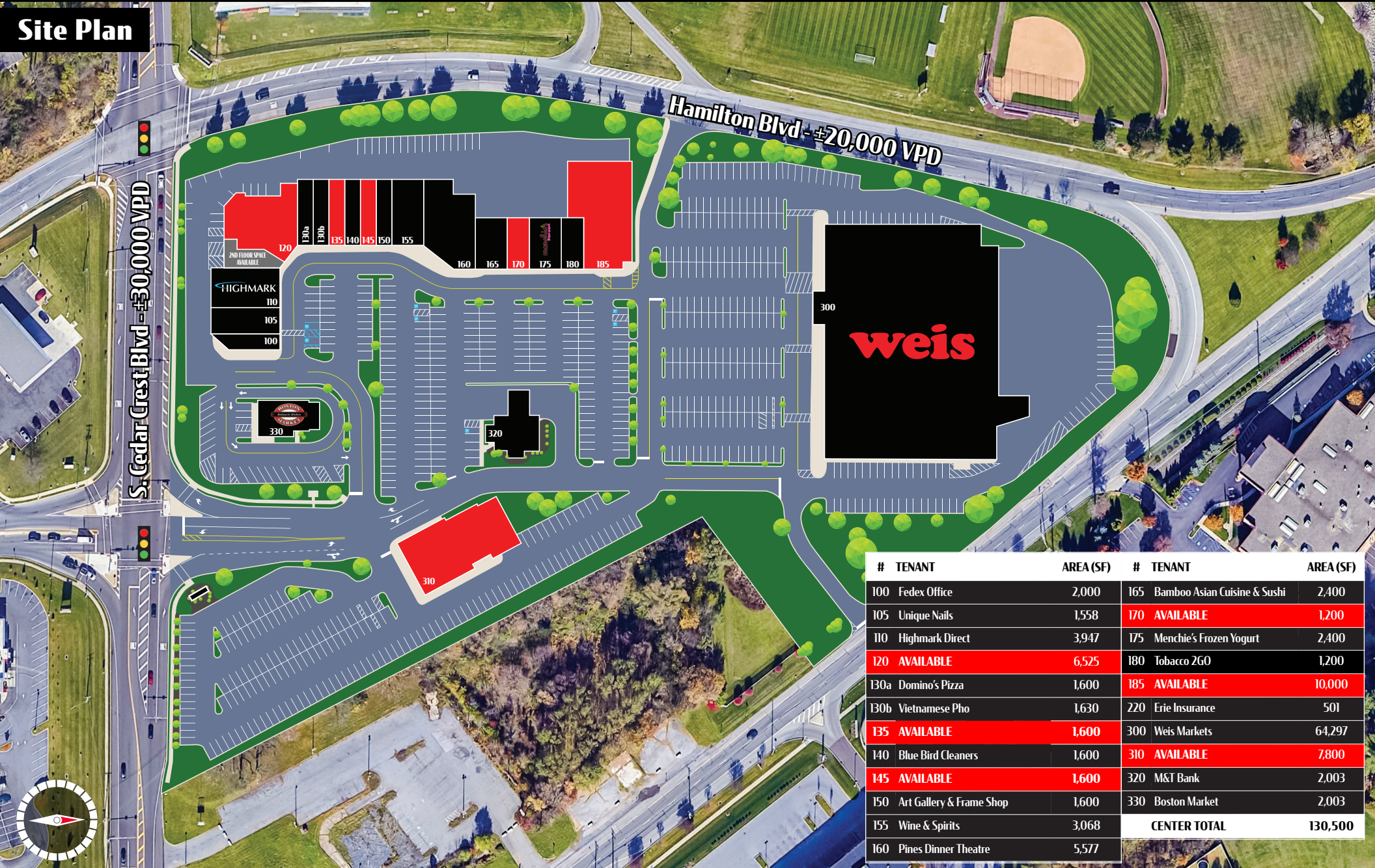
TRAFFIC COUNTS: Cedar Crest Boulevard ±30,000 VPD

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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	AVAILABLE	1,200
110	Highmark Direct	3,947	175	Menchie's Frozen Yogurt	2,400
120	AVAILABLE	6,525	180	Tobacco 2GO	1,200
130a	Dominio's Pizza	1,600	185	AVAILABLE	10,000
130b	Vietnamese Pho	1,630	220	Erie Insurance	501
135	AVAILABLE	1,600	300	Weis Markets	64,297
140	Blue Bird Cleaners	1,600	310	AVAILABLE	7,800
145	AVAILABLE	1,600	320	M&T Bank	2,003
150	Art Gallery & Frame Shop	1,600	330	Boston Market	2,003
155	Wine & Spirits	3,068		CENTER TOTAL	130,500
160	Pines Dinner Theatre	5,577			



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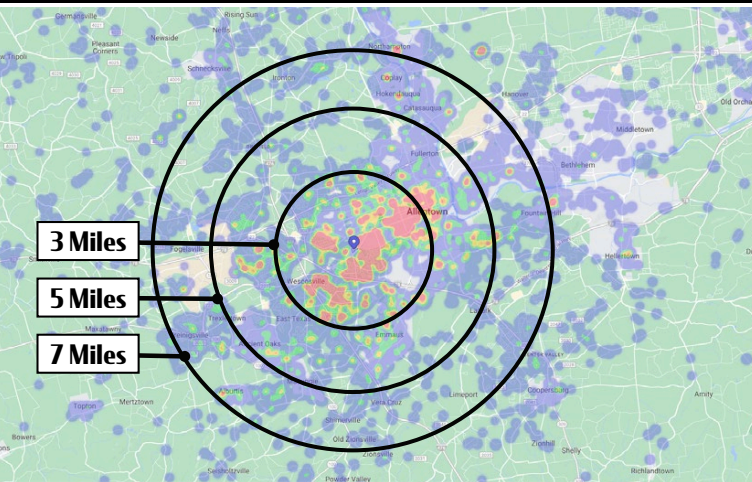
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of Visits

High

Low



VISITS PER YEAR

1.1 Million

AVG. DWELL TIME

45 Minutes

STATE RANKING

129/305



SURROUNDING STATS




Annual Visits: 24.8K


Annual Visits: 84.7K


Annual Visits: 31.9K


Annual Visits: 597.9K
23/113 State Ranking



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Market Aerial

Allentown Shoppes
SUPERCUTS
FIVE GUYS
BURGERS and FRIES
Starbucks

AutoZone
Wegmans

Tilghman Square Shopping Center
GROCERY OUTLET
bargain market
AMC THEATRES
Staples
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
DOLLAR TREE
Moe's
DICK'S DONUTS
Jenny Holzer
Wendy's
Red Robin

CEDAR CREST COLLEGE
±1,000 Students

— the shops at —
Cedar Point
weis
menchie's
frozen yogurt
HIGHMARK
FINE WINE & GOOD SPIRITS

Dorney Park & Wildwater Kingdom
±25 Million Annual Guests

Hamilton Crossings
COSTCO WHOLESALE
Target
Starbucks
WHOLE FOODS MARKET
EVERY SEASON STARTS AT
DICK'S SPORTING GOODS
BJ's
DSW
CHIPOTLE MEXICAN GRILL
NORDSTROM
rack
RESTAURANT BREWHOUSE
OLD NAVY
ULTA
five BELOW
PET SMART
OUTBACK STEAKHOUSE

Audi

McDonald's
Holiday Inn
FOUR POINTS BY SHERATON

Ciocca Subaru
Experience the difference

Lehigh Valley
Reilly Children's Hospital

DUNKIN'

Wawa

Lehigh Valley
Health Network

TACO BELL

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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