

— the shops at —
Cedar Point

315 South Cedar Crest Blvd. | Allentown, PA 18103

For Lease
±10,000 SF



Join

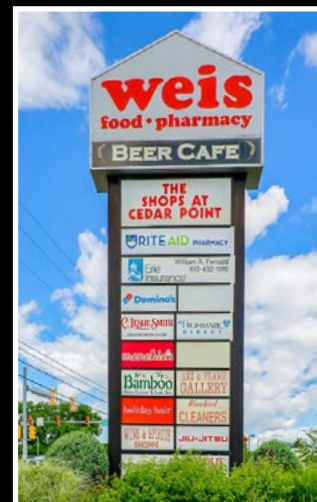
weis

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.



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*

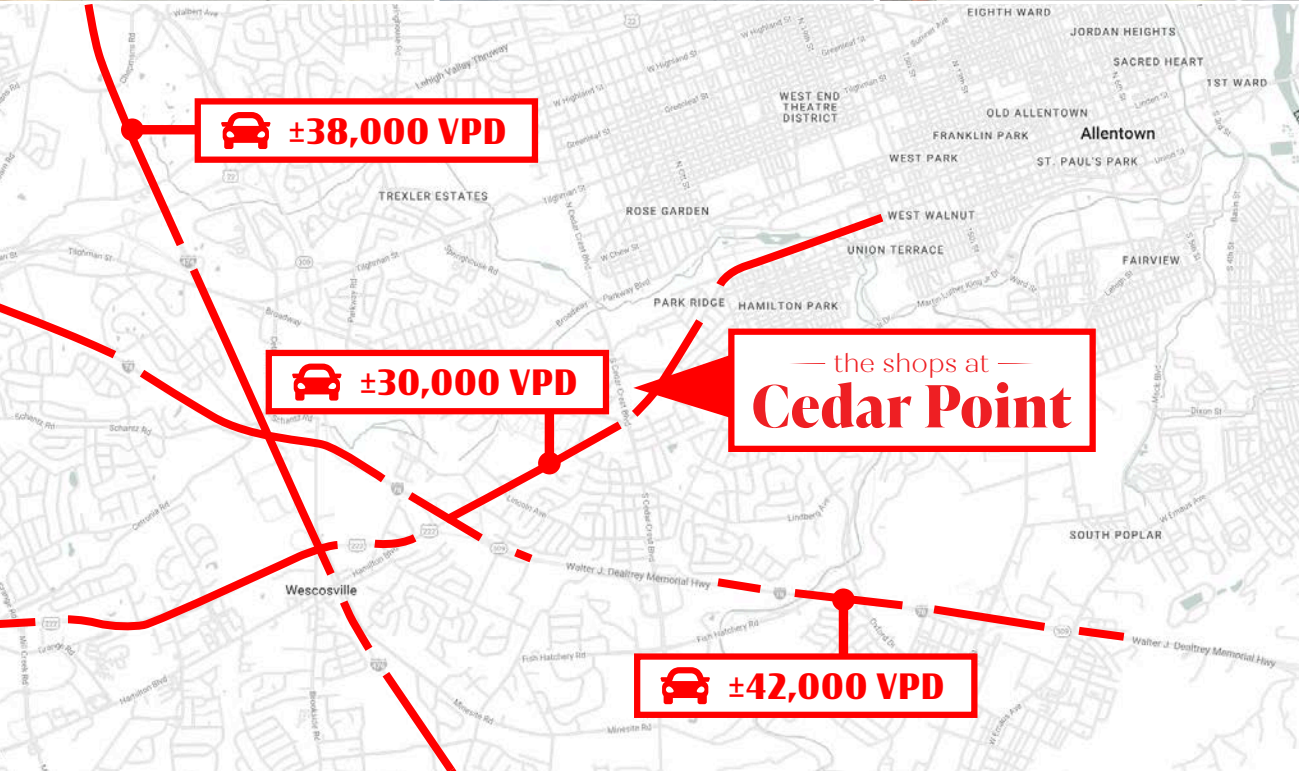
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Location

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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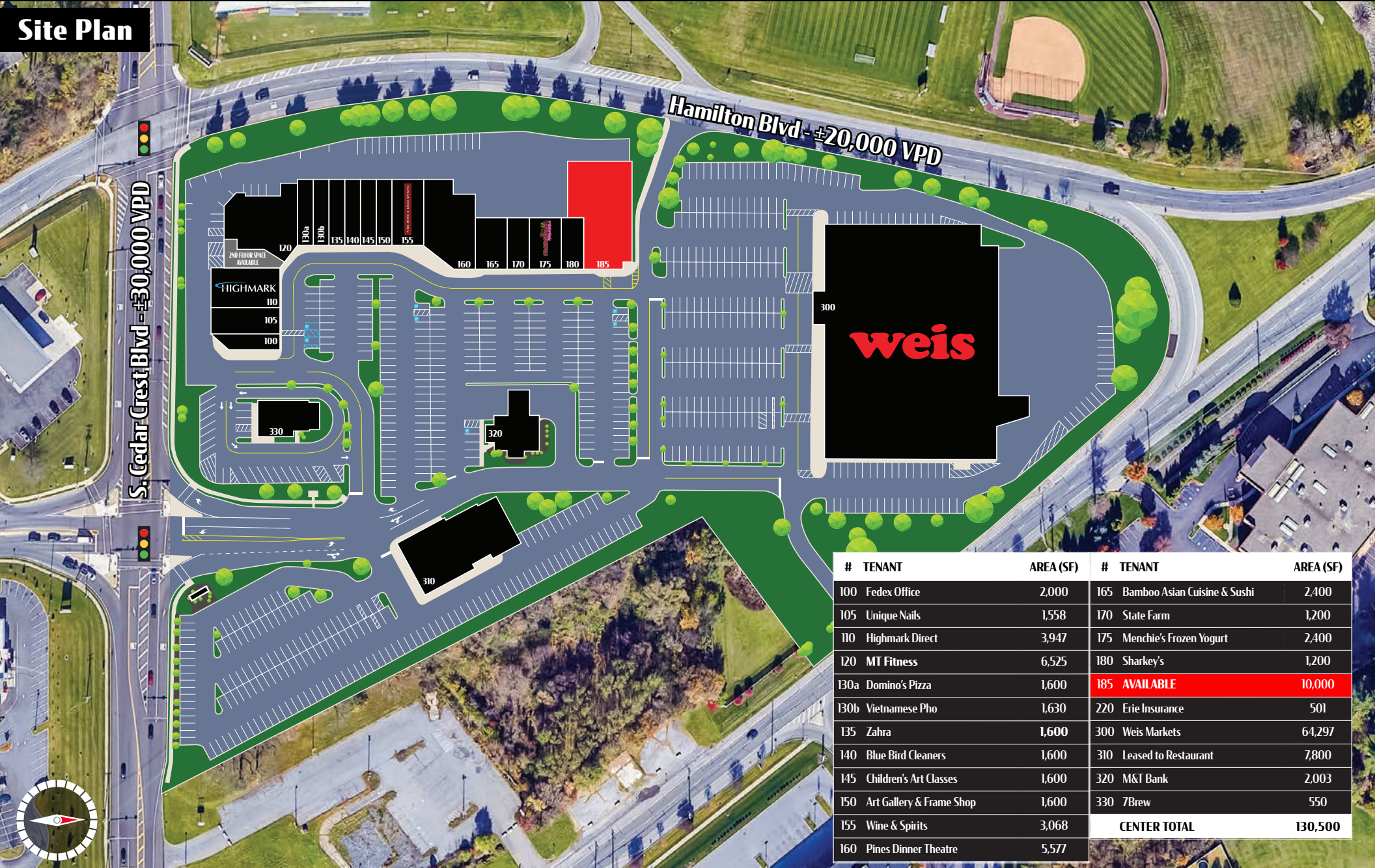
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Site Plan



| # | TENANT | AREA (SF) | # | TENANT | AREA (SF) |
|------|--------------------------|-----------|----------------------|------------------------------|----------------|
| 100 | Fedex Office | 2,000 | 165 | Bamboo Asian Cuisine & Sushi | 2,400 |
| 105 | Unique Nails | 1,558 | 170 | State Farm | 1,200 |
| 110 | Highmark Direct | 3,947 | 175 | Menchie's Frozen Yogurt | 2,400 |
| 120 | MT Fitness | 6,525 | 180 | Sharkey's | 1,200 |
| 130a | Domino's Pizza | 1,600 | 185 AVAILABLE | | 10,000 |
| 130b | Vietnamese Pho | 1,630 | 220 | Erie Insurance | 501 |
| 135 | Zahra | 1,600 | 300 | Weis Markets | 64,297 |
| 140 | Blue Bird Cleaners | 1,600 | 310 | Leased to Restaurant | 7,800 |
| 145 | Children's Art Classes | 1,600 | 320 | M&T Bank | 2,003 |
| 150 | Art Gallery & Frame Shop | 1,600 | 330 | 7Brew | 550 |
| 155 | Wine & Spirits | 3,068 | | CENTER TOTAL | 130,500 |
| 160 | Pines Dinner Theatre | 5,577 | | | |



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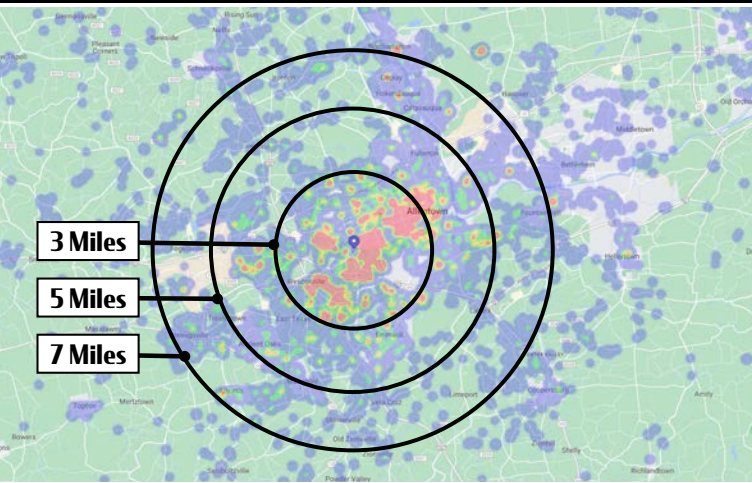
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of Visits



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: 597.9K
23/113 State Ranking



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Market Aerial

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Cedar Point
weis menchie's frozen yogurt
HIGHMARK
FINE WINE & GOOD SPIRITS

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

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

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Lancaster, PA 17601

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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INVESTMENT
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PROPERTY
MANAGEMENT



About Bennett Williams

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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

