

— the shops at —
Cedar Point

315 South Cedar Crest Blvd. | Allentown, PA 18103

For Lease
±6,525 - 10,000 SF



Join

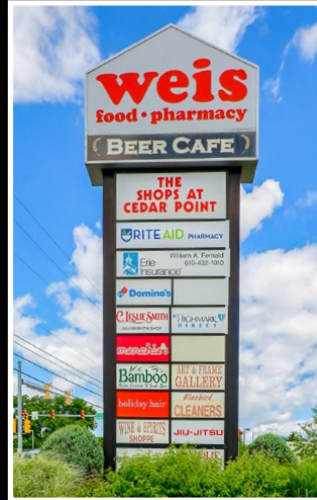
weis

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*

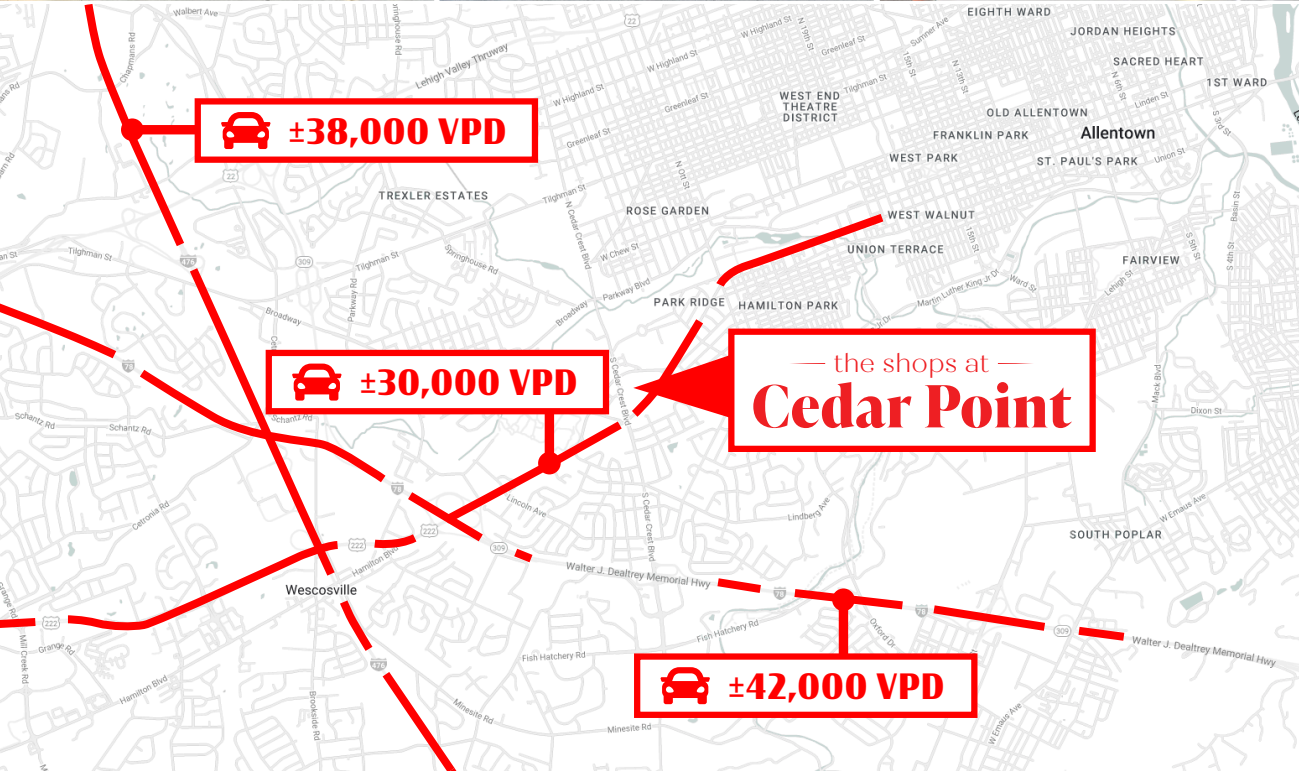
315 South Cedar Crest Blvd.
Allentown, PA 18103

— the shops at —
Cedar Point

±6,525 - 10,000 SF
Available For Lease

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



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



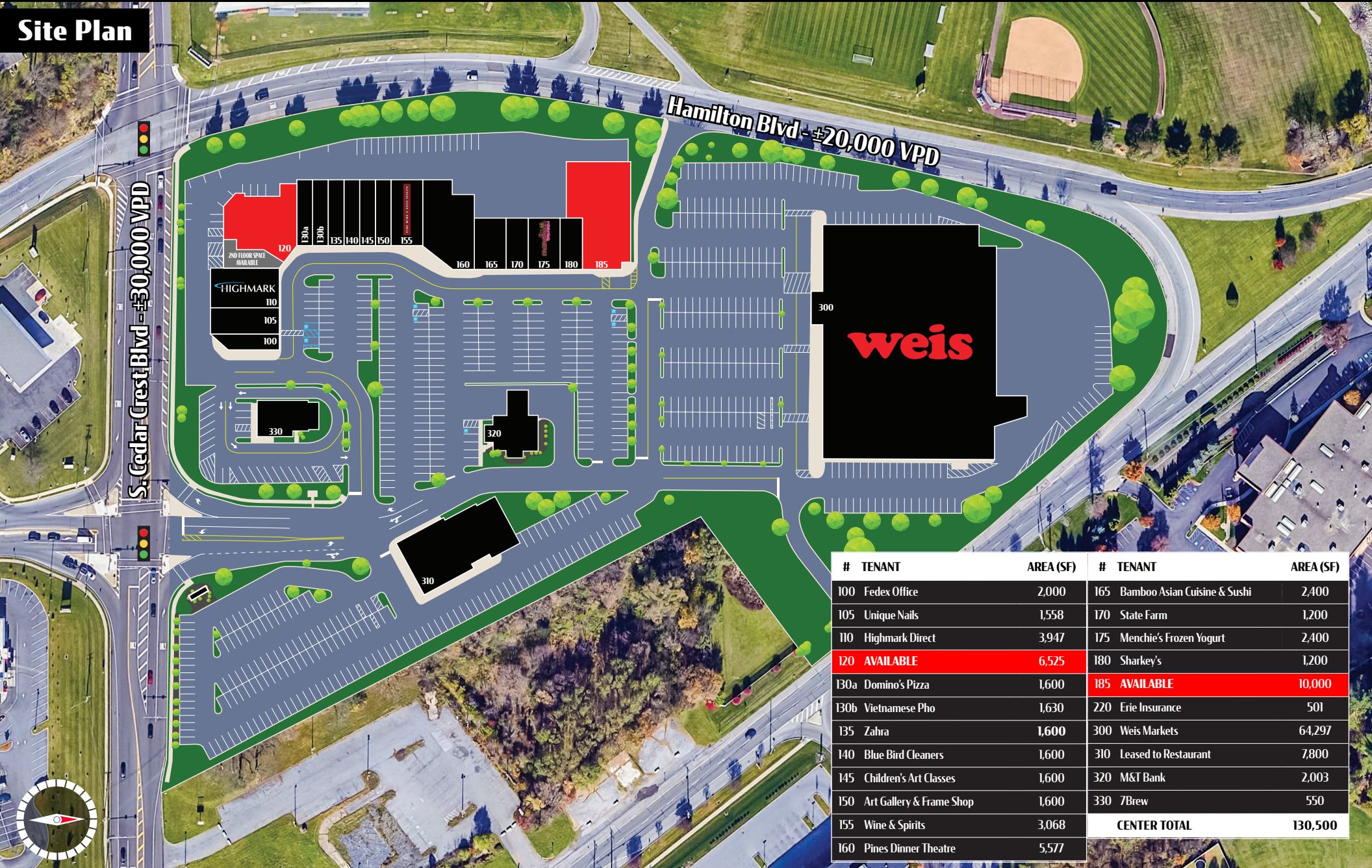
COMMERCIAL BROKERAGE. *Redefined*

315 South Cedar Crest Blvd.
Allentown, PA 18103

— the shops at —
Cedar Point

±6,525 - 10,000 SF
Available For Lease

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	AVAILABLE	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			



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

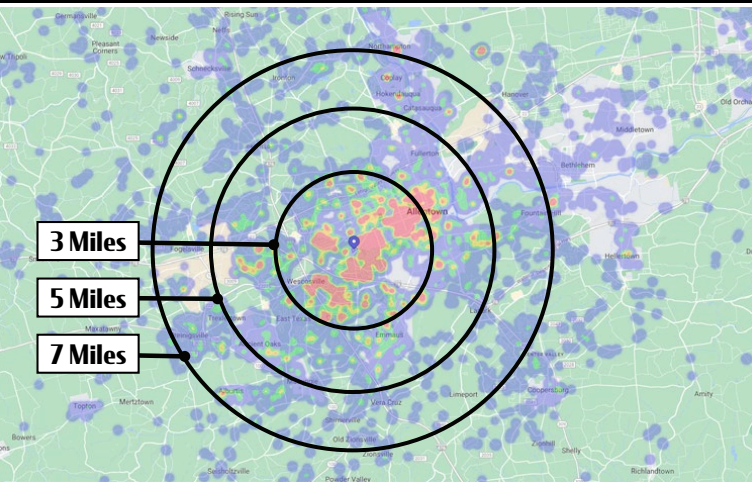


COMMERCIAL BROKERAGE. *Redefined*

315 South Cedar Crest Blvd.
Allentown, PA 18103

— the shops at —
Cedar Point

±6,525 - 10,000 SF
Available For Lease



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



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



COMMERCIAL BROKERAGE. *Redefined*

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
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

LISTING AGENTS:



Cale Bruso

CBruso@bennettwilliams.com



Blake Shaffer

BShaffer@bennettwilliams.com



Adam Hagerman

AHagerman@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

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.

