

— the shops at — Cedar Point

315 South Cedar Crest Blvd. | Allentown, PA 18103

For Lease

±1,200 - 10,000 SF



Join

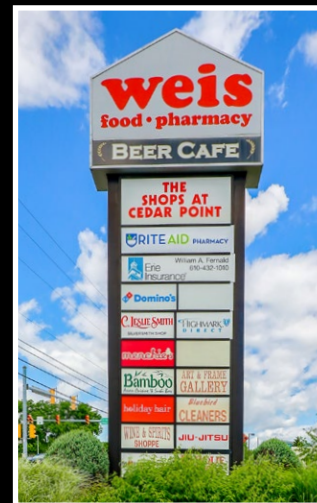
weis

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.



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

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COMMERCIAL BROKERAGE. *Redefined.*

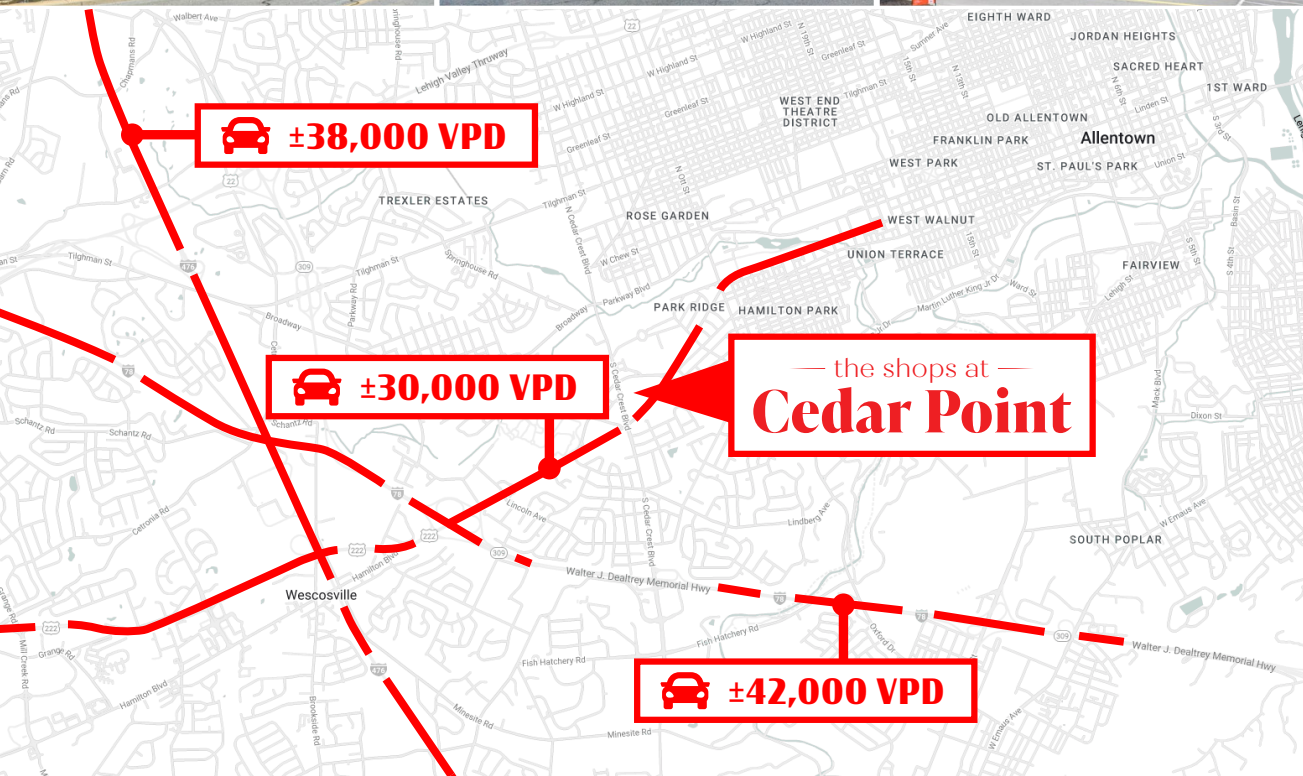
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Location

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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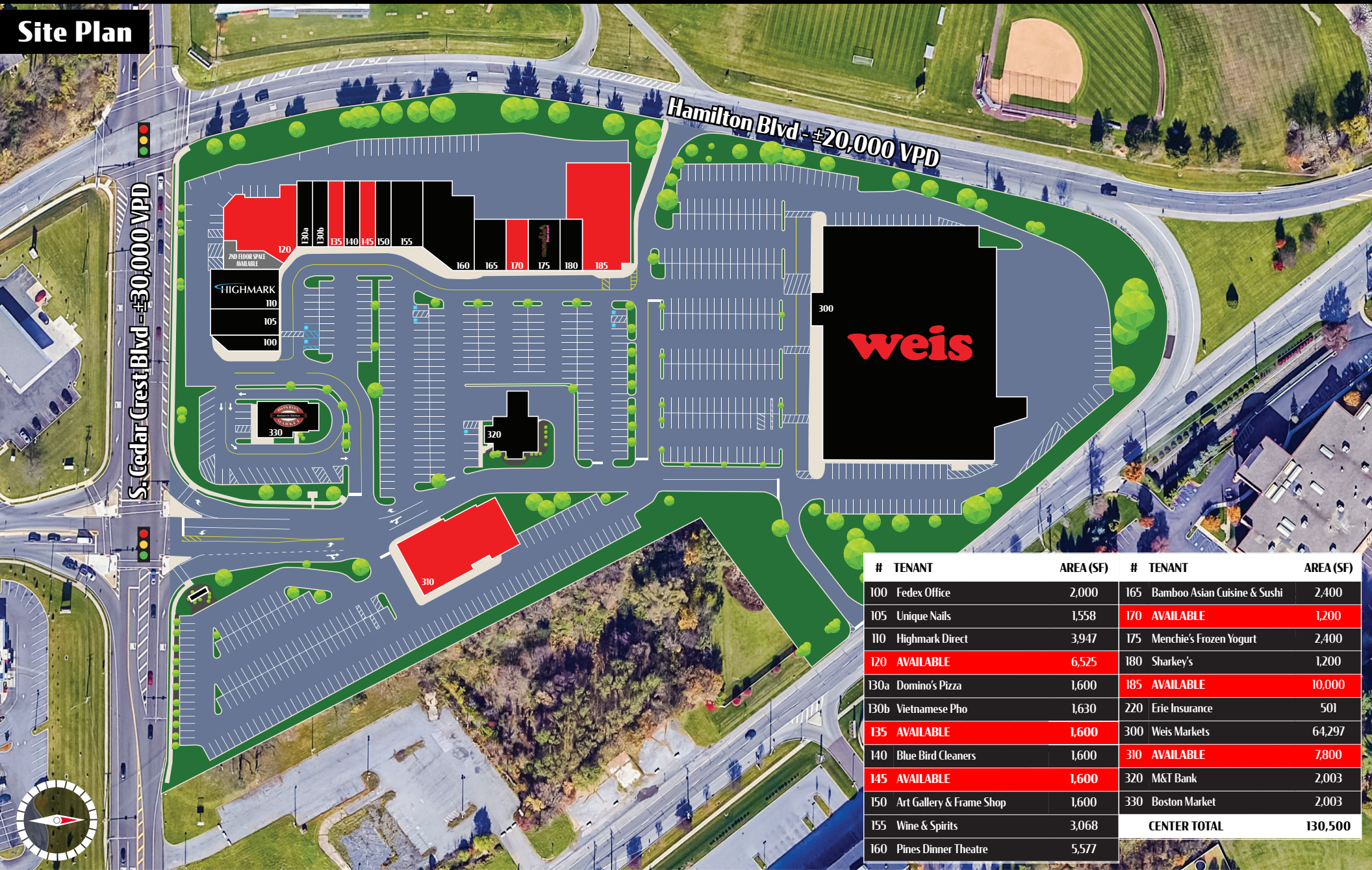
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Site Plan



#	TENANT	AREA (SF)	#	TENANT	AREA (SF)
100	Fedex Office	2,000	165	Bamboo Asian Cuisine & Sushi	2,400
105	Unique Nails	1,558	170	AVAILABLE	1,200
110	Highmark Direct	3,947	175	Menchie's Frozen Yogurt	2,400
120	AVAILABLE	6,525	180	Sharkey's	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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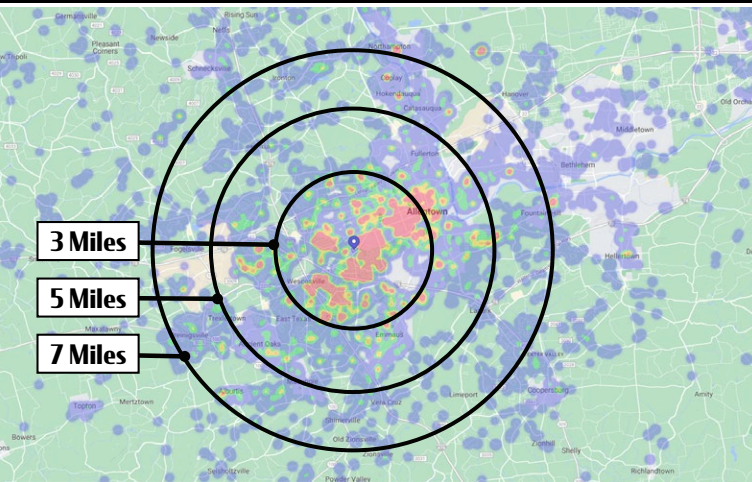


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of Visits



VISITS PER YEAR

1.1 Million

AVG. DWELL TIME

45 Minutes

STATE RANKING

129/305



Top Tenant

weis

Annual Visits: 597.9K
23/113 State Ranking

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



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Bennett Williams

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STATE COLLEGE OFFICE:

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State College, PA 16803

WEST CHESTER OFFICE:

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NEW JERSEY OFFICE:

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About Bennett Williams

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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.

