

1091 Mill Creek Road  
Allentown, PA 18106

# West Valley marketplace

FOR LEASE  
± 1,400 - 3,200 SF



## JOIN RETAILERS:



Adam Hagerman | Blake Shaffer | Brad Rohrbaugh | Chad Stine  
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COMMERCIAL BROKERAGE. *Redefined.*

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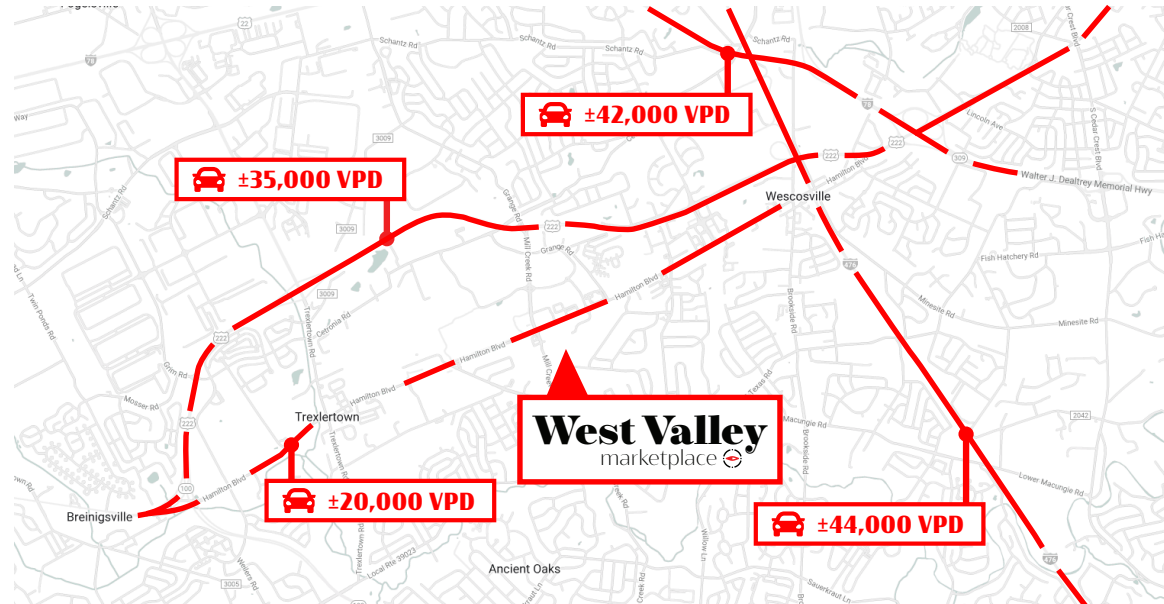
## PROJECT OVERVIEW

West Valley Marketplace is a well-located 259,163 square-foot Walmart anchored retail shopping center located in Lehigh County along Hamilton Boulevard (Rt. 222) & Mill Creek Road in Allentown, PA. West Valley Marketplace is one of the dominant power centers in the West Allentown market. This center offers convenient access from I-476 (44,000 VPD) and Hamilton Boulevard (20,000 VPD). The project benefits from having signalized access along Hamilton Boulevard with 2 points of ingress/egress on Mill Creek Road. Along with being anchored by Walmart, the other co-tenants include national names such as, Mattress Firm and GameStop, just to name a few. With its traffic generating lineup of destination and convenience style retailers, this project is one of the primary shopping.



## PROPERTY LOCATION

West Valley Marketplace is strategically positioned with significant frontage along the market's primary retail corridors, Hamilton Boulevard (20,000 VPD) and Mill Creek Boulevard. The center benefits from the high-volume traffic flow of Hamilton Boulevard, which is one of the area's heavily traveled roadways because of its ease of access to other major roadways in the market, such as I-476 and Rt. 222. Center is also positioned across the street from the future Air Products Headquarters.



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## TRADE AREA

Adding to the stability of the project, West Valley Marketplace shows a 15-minute drive time demographic of over 103,877 people with household incomes of more than \$116,204 and daytime employment demographics equally as strong with 62,581. The demographics within a 5-mile radius include 112,717 people in 43,371 homes, a labor force of 91,871 with an average household income of \$116,643. The area's growth since 2000 has increased over 24.7% with over 11,102 new homes.



### POPULATION

1 MILE- 6,649  
3 MILE- 51,504  
5 MILE- 112,717



### EMPLOYEES

1 MILE- 4,330  
3 MILE- 30,908  
5 MILE- 66,750



### AVERAGE HHI

1 MILE- \$100,029  
3 MILE- \$123,601  
5 MILE- \$116,643



### HOUSEHOLDS

1 MILE- 2,576  
3 MILE- 19,614  
5 MILE- 43,371



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## SITE STATS



### VISITS PER YEAR

2.7 Million



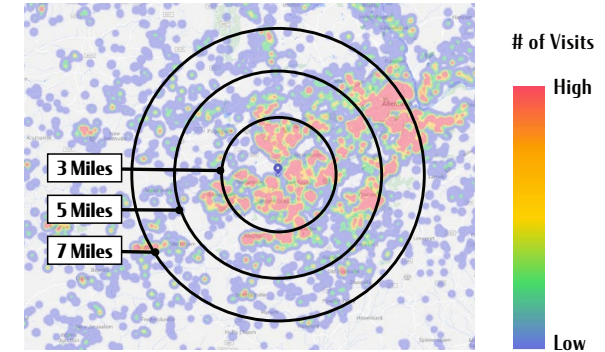
### AVG. DWELL TIME

43 Minutes



### STATE RANKING

104/308



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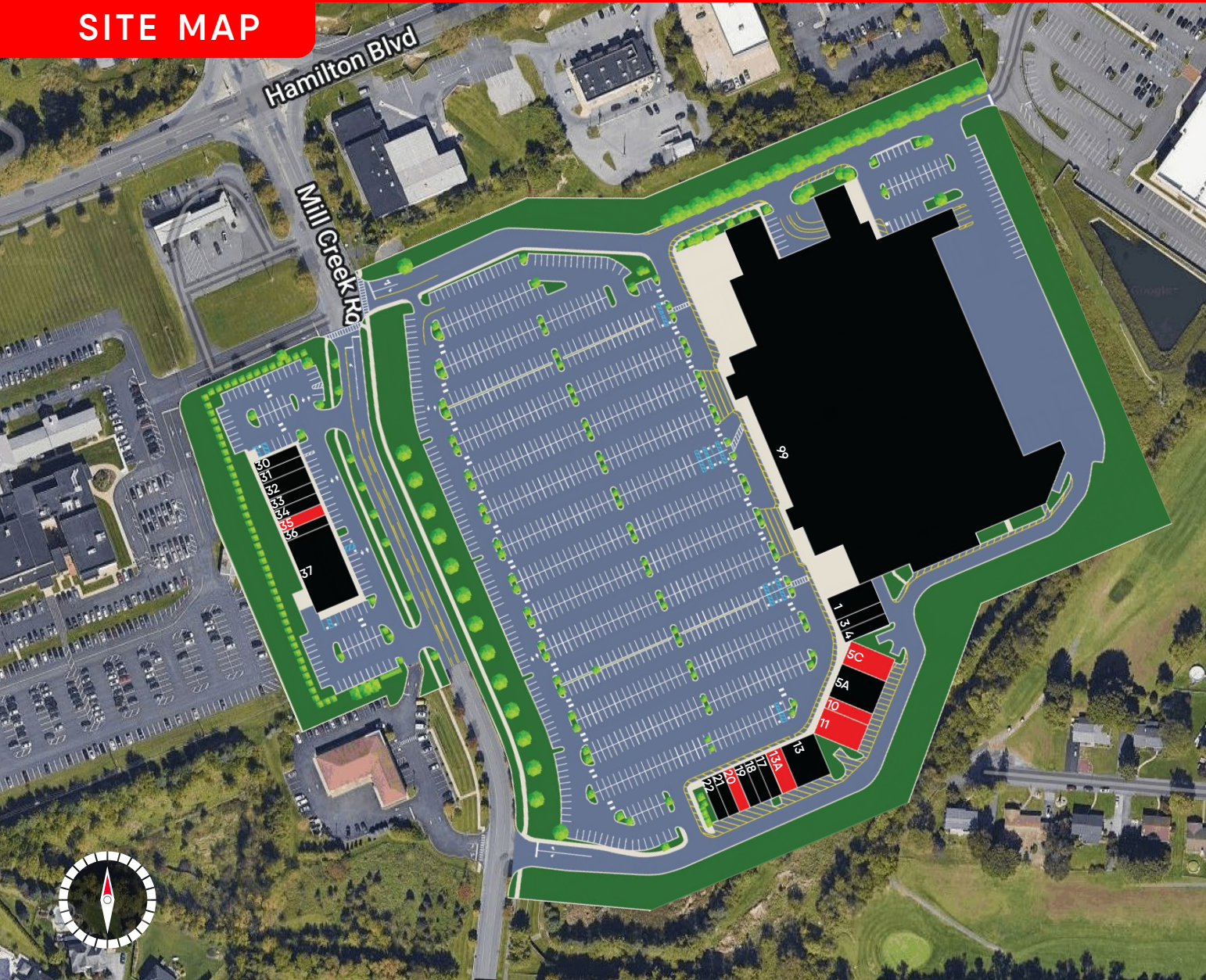
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## SITE MAP



SUITE	TENANT	SF
1	At&T	2,800
3	88 China	1,400
4	Sally Beauty Supply	1,400
5A	Chaar	4,810
<b>5C</b>	<b>AVAILABLE</b>	<b>3,190</b>
<b>10</b>	<b>AVAILABLE</b>	<b>1,600</b>
<b>11</b>	<b>AVAILABLE</b>	<b>3,200</b>
13	Leslie's Swimming Pool Supplies	3,494
<b>13A</b>	<b>AVAILABLE</b>	<b>2,062</b>
17	La Nail & Tanning	1,400
18	The Pink Coconut Tanning Club	1,400
19	Penn Pizza	1,400
<b>20</b>	<b>AVAILABLE</b>	<b>1,400</b>
21	Smoking Zone	1,400
22	Great Clips	1,400
30	Rakkii Ramen	1,400
31	Uno Taqueria	1,400
32	Keystone Running Store	2,050
33	Gamestop	1,400
34	Deka Lash	1,400
<b>35</b>	<b>AVAILABLE</b>	<b>1,400</b>
36	Papa John's	1,380
40/41	Mattress Firm	8,700
99	Walmart	208,677
<b>CENTER TOTAL</b>		<b>259,163</b>



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## MARKET AERIAL



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# Bennett Williams

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## OUR LOCATIONS:

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York, PA 17402

### LANCASTER OFFICE:

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### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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## 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.

