1091 Mill Creek Road
Allentown, PA 18106

West Valley marketplace

FOR LEASE
± 2,800 – 3,200 SF

JOIN RETAILERS:

Walmart | SALLY BEAUTY SUPPLY | PAPA JOHNS Better Ingredients. Better Pizza. | LESLIE'S | GameStop | MATTRESS FIRM

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

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COMMERCIAL BROKERAGE. *Redefined.*

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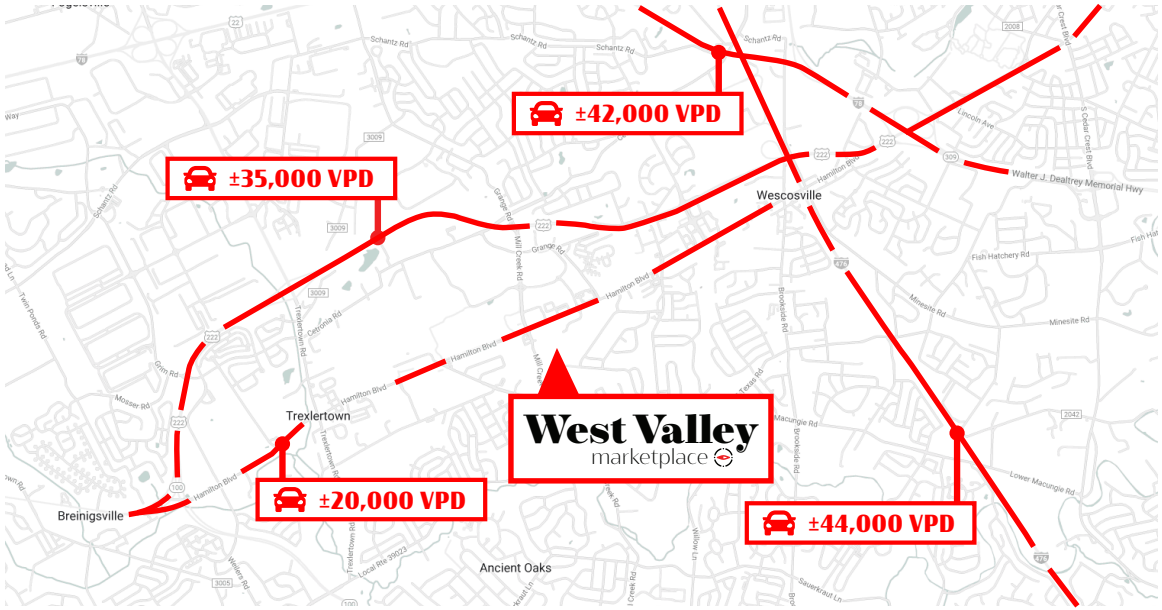
PROJECT OVERVIEW

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

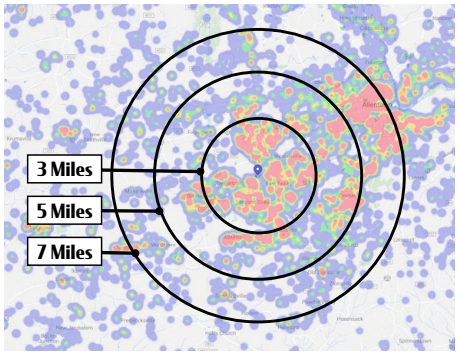
2.7 Million

AVG. DWELL TIME

43 Minutes

STATE RANKING

104/308



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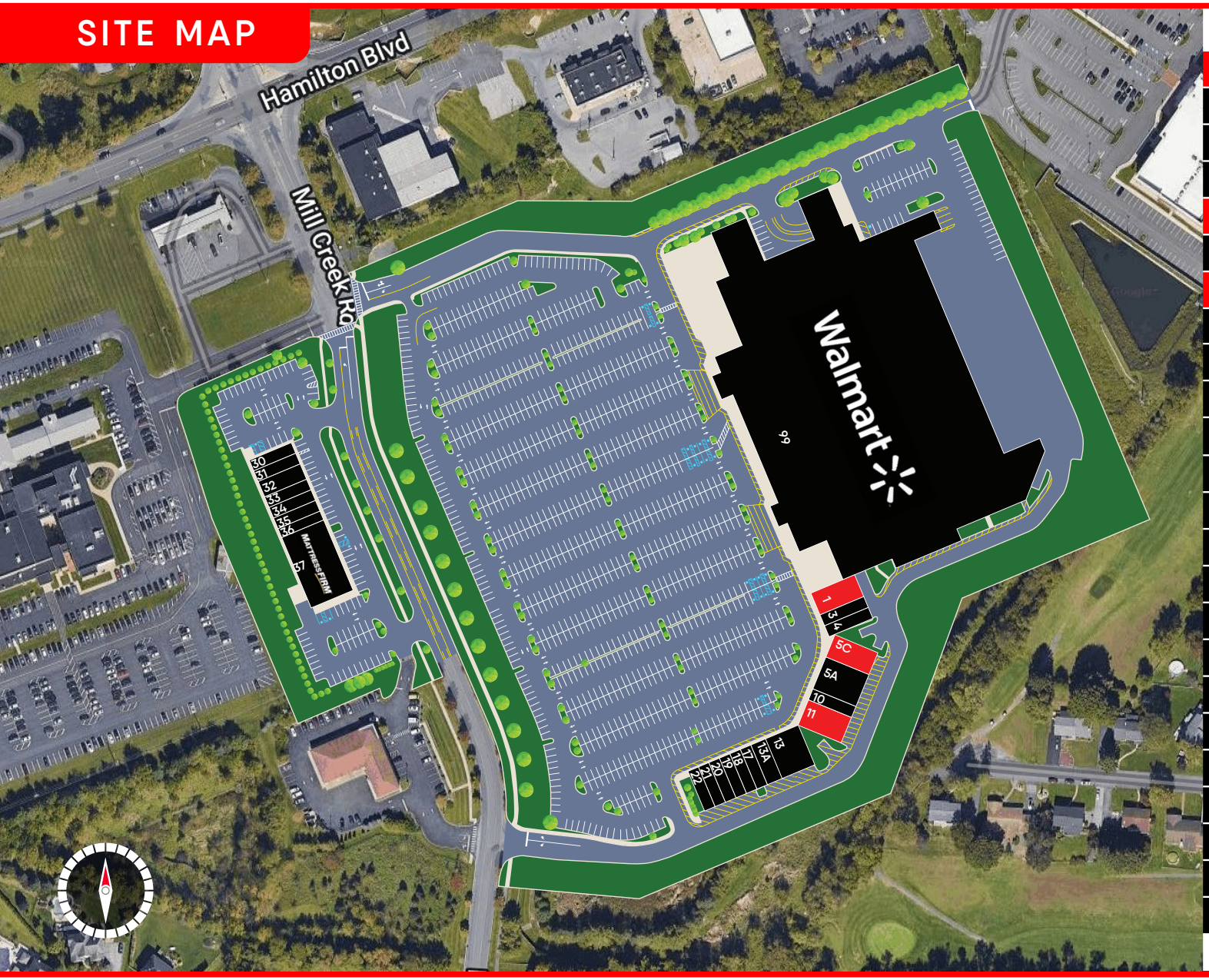
SITE MAP



SUITE	TENANT	SF
1	AVAILABLE	2,800
3	88 China	1,400
4	Sally Beauty Supply	1,400
5A	Chaar	4,810
5C	AVAILABLE	3,190
10	Cell Phone Repair (CPR)	1,600
11	AVAILABLE	3,200
13	Leslie's Swimming Pool Supplies	3,494
13A	Happy Mixer	2,106
17	La Nail & Tanning	1,400
18	The Pink Coconut Tanning Club	1,400
19	Penn Pizza	1,400
20	Pack & Ship	1,400
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	Vitalize Wellness Lounge	1,400
35	Bango Bowls	1,400
36	Papa John's	1,380
37	Mattress Firm	8,700
99	Walmart	208,677
	CENTER TOTAL	259,163

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MARKET AERIAL

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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

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

RETAIL BROKERS NETWORK

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