

AVAILABLE FOR LEASE

West Valley marketplace

1091 Mill Creek Road | Allentown, PA 18106

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

AIR
PRODUCTS
±2,200 Employees

Panera
BREAD®



Chick-fil-A

AutoZone

TEXAS
SAUSAGE

Walmart

MOVIE
TAVERN

SALLY
BEAUTY SUPPLY®

GameStop

PAPA JOHNS
Better Ingredients. Better Pizza.

MATTRESS
FIRM

Firestone

LESLIE'S

Great Clips

JOIN RETAILERS

Walmart

SALLY
BEAUTY SUPPLY®

PAPA JOHNS
Better Ingredients. Better Pizza.

LESLIE'S

GameStop

MATTRESS
FIRM

West Valley

marketplace

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.

MAJOR TENANTS

Walmart - 208,677 SF

Mattress Firm - 8,700 SF

Leslie's Pool Supplies - 3,494 SF

Sally Beauty Supply - 1,400 SF

Game Stop - 1,400 SF

AVAILABLE SPACE

± 1,400 - 3,200 SF



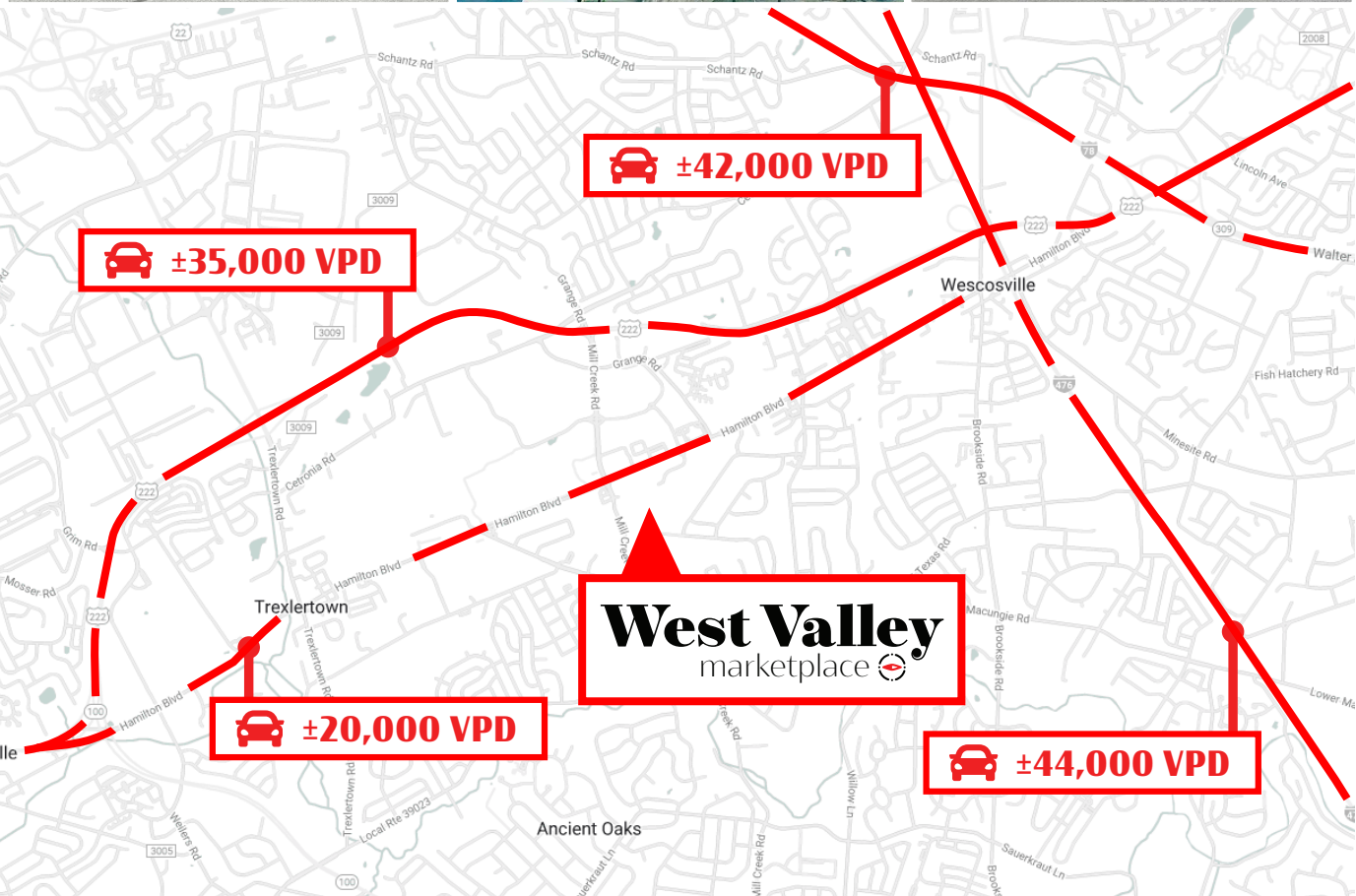
PROPERTY LOCATION

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.



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.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,649	51,504	112,717
TOTAL EMPLOYEES	4,330	30,908	66,750
AVERAGE HHI	\$100,029	\$123,601	\$116,643
TOTAL HOUSEHOLDS	2,576	19,614	43,371

West Valley
marketplace



of Visits

High

Low



VISITS PER YEAR

2.7 Million

AVG. DWELL TIME

43 Minutes

STATE RANKING

104/308



TOP TENANT

Walmart

Annual Visits: 2.2M
40/136 State Ranking



CENTER STATS



GameStop

Annual Visits: 19.8K

Walmart

Annual Visits: 2.2M
40/136 State Ranking

SALLY BEAUTY SUPPLY

Annual Visits: 15K

Great Clips

Annual Visits: 83.8K
8/82 State Ranking

SITE PLAN

Hamilton Blvd - ±20,000 VPD

TEXAS
RESTAURANT

Advance
Auto Parts

DUNKIN'

Mill Creek Road

West Valley
marketplace

Connecting Road to:
MOVIE TAVERN

Walmart

Firestone
COMPLETE AUTO CARE

SUITE	TENANT	SF
1	At&T	2,800
3	88 China	1,400
4	Sally Beauty Supply	1,400
5A	Chaar	4,810
5C	AVAILABLE	3,190
10	Gnc	1,600
11	AVAILABLE	3,200
13	Leslie's Swimming Pool Supplies	3,494
13A	AVAILABLE	2,062
17	La Nail & Tanning	1,400
18	The Pink Coconut Tanning Club	1,400
19	Penn Pizza	1,400
20	AVAILABLE	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	Deka Lash	1,400
35	AVAILABLE	1,400
36	Papa John's	1,380
40/41	Mattress Firm	8,700
99	Walmart	208,677
CENTER TOTAL		259,163



**Dorney Park
& Wildwater Kingdom**
±1.5 Million Annual Guests

Hamilton Crossings



Ciocca Subaru
Experience the difference



AIR PRODUCTS
±2,200 Employees

Trexkertown Marketplace



**West Valley
marketplace**



The Shoppes at Trexkertown



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.

Our Retail Leasing Team provides top notch retail leasing services for all categories of retail real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

AGENTS:

Adam Hagerman

ahagerman@bennettwilliams.com

Blake Shaffer

bshaffer@bennettwilliams.com

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

Phone: 717.843.5555

www.bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,
Williamsport, PA 17701

LANCASTER OFFICE:

2173 Embassy Drive
Lancaster, PA 17603

NJ OFFICE:

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

COMMERCIAL BROKERAGE. **REDEFINED.**

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.