

SPRING VIEW

Cetronia Road & Robert Morris Boulevard | Allentown, PA 18104



SPRING VIEW
APARTMENTS



PAD 1
±1.4 ACRES

PAD 2
±1.282 ACRES

±2,000 SF

±1,445 SF



CETRONIA RD ±15,000 VPD

±2,000 SF +
2 PAD SITES AVAILABLE
FOR LEASE

PROPERTY OVERVIEW

Spring View is a 32,606 SF retail center located on Cetronia Rd in Allentown, PA. The center is anchored by Lightbridge Academy. Other tenants include Select PT, Fantastic Sam's, The Wicked Chef, nail salon, and Katie's Café. In addition to the retail center there are 450 luxury apartments in the rear of the development. There are two lots available at the main entrance to the center. Great locations for a bank, fast food/fast casual restaurant, casual dining restaurant, retail, and office. Both lots can accommodate a drivethru. 2,000 SF endcap and 1,445 SF restaurant space for lease. The 1,455 SF space includes an existing hood system.



LOCATION

The center is located on Cetronia Rd across from the 300,000 SF Integrated Health Campus and adjacent to St Luke's Medical Campus West, Allentown, PA. The project is conveniently located in the market with easy access to I-78, Routes 309, 22 and the Pennsylvania Turnpike. Retailers in the area include Staples, Harbor Freight and Tool, Planet Fitness, Red Robin, Moe's Southwest Grill, Duck Donuts, and T-Mobile.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	192,741	287,194	415,733
EMPLOYEES	94,597	127,460	174,683
AVERAGE HHI	\$113,280	\$110,926	\$113,285
HOUSEHOLDS	74,036	109,723	159,923

TRADE AREA

Spring View is in rapidly growing area on the west side of Allentown. There are approximately 189,000 people within a 5 mile radius. It is conveniently located in the market surrounded by medical office, retail, and residential. It is near major traffic arteries with quick access to I-78, I-476, Rte. 222, Rte. 78/22, and Tilghman St. There is plenty of daytime employment in the immediate area with the 300,000 SF Integrated Health Campus across the street and St. Luke's West adjacent to the center. 105,000 employees work within a 5 mile radius. Other major attractions in the area are Dorney Park with 25 million visitors per year and Cedar Crest College that has 1,000 students. The center is also located near the Hamilton Crossings Shopping Center that is anchored by Whole Foods, Nordstrom Rack, Target, and Starbucks.



MARKET OVERVIEW



SUITE	TENANT	SF	SUITE	TENANT	SF
A101	Lightbright Academy	11,152	A106	AVAILABLE	1,445
A102-103	Martial Arts	2,394	A107	Fantastic Sams	1,300
A104	Nail Salon	2,000	A108	Select Physical Therapy	1,861
A105	Dry Cleaner	1,040	A109	AVAILABLE	2,000

MARKET OVERVIEW

Tilghman Square Shopping Center

GROCERY OUTLET
 Bargain Market

AMC THEATRES

HARBOR FREIGHT TOOLS
 Quality Tools at Ridiculously Low Prices

Staples

DOLLAR TREE

goodwill

MOE'S SOUTHWEST GRILL

DUCK DONUTS

Jersey Mike's SUBS

Wendy's

Red Robin
 GOURMET BURGERS AND BEERS

Allentown Shoppes

Starbucks

FIVE GUYS
 BURGERS and FRIES

SUPERCUTS

at&t

Village West

GIANT

Panera BREAD

DOLLAR TREE

GNC

holiday hair

Patient First

CHIPOTLE
 MEXICAN GRILL

T Mobile

The Shops at Cedar Point

weis

menchie's
 frozen yogurt

RITE AID

FRIDAYS

HIGHMARK
 FINE WINE & GOOD SPIRITS

Hamilton Crossings

COSTCO WHOLESALE

Target

Starbucks

WHOLE FOODS MARKET

EVERY SEASON STARTS AT

DICK'S SPORTING GOODS

BJ's

DSW

CHIPOTLE
 MEXICAN GRILL

NORDSTROM rack

RESTAURANT BREWHOUSE

OLD NAVY

ULTA BEAUTY

five BELOW

PETSMART

OUTBACK STEAKHOUSE

SITE

Dorney Park & Wildwater Kingdom
 ±25 Million Annual Guests

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