

# SPRING VIEW

Cetronia Road & Robert Morris Boulevard | Allentown, PA 18104



# 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, dry cleaner, nail salon, and jujitsu. In addition to the retail center there are 450 luxury apartments in the rear of the development. There is a 1.28 ac lot available at the main entrance to the center. Great location for a bank, fast food/fast casual restaurant, retail, and office. In the center there is a 2,000 SF endcap and 1,445 SF 2nd generation 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 192,000 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 strong 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. There are 95,000 employees that 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



## Allentown Shoppes



## Village West



## The Shops at Cedar Point



## Hamilton Crossings



**SITE**

**Dorney Park & Wildwater Kingdom**  
±25 Million Annual Guests

# Bennett Williams

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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Dave Nicholson

[dnicholson@bennettwilliams.com](mailto:dnicholson@bennettwilliams.com)



### Blake Gross

[bgross@bennettwilliams.com](mailto:bgross@bennettwilliams.com)

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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.

