

For Lease



Property Overview

Available
±2,000 SF

Nearby Retailers

**GROCERY
OUTLET**
bargain market



HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



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ACTIVE MEMBER OF:
 **RETAIL** BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

Spring View

Cetronia Road & Robert Morris Boulevard | Allentown, PA 18104

For Lease

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.



Trade Area

Located in a fast-growing area, Spring View is surrounded by almost 70,000 households within a 5-mile radius. Three new residential developments have been constructed recently in the immediate area. The daytime employment is very strong with approximately 107,789 employees within a 5 mile radius. Great location for restaurant, retail, medical, and professional office.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	56,630	188,495	279,618
TOTAL EMPLOYEES	39,217	105,119	144,052
AVERAGE HH	\$118,470	\$90,430	\$87,922
TOTAL HOUSEHOLDS	21,530	72,145	105,701

TRAFFIC COUNTS: **Cetronia Rd** ± 15,000 VPD



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SITE PLAN



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MARKET AERIAL



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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