

SPRING VIEW

Cetronia Road & Robert Morris Boulevard | Allentown, PA 18104

For Lease



Pad 1
1.4 acres

Pad 2
1.282 acres



Cetronia Road - ±15,000 VPD

Available
2 Pad Sites

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.

Nearby Retailers

**GROCERY
OUTLET**
bargain market

**AMC
THEATRES**



Staples

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



Dave Nicholson | Blake Gross

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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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

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.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,616	56,630	188,495
TOTAL EMPLOYEES	6,116	39,217	105,119
AVERAGE HHI	\$107,948	\$118,470	\$90,430
TOTAL HOUSEHOLDS	2,375	21,530	72,145
TRAFFIC COUNTS: Cetronia Rd ± 15,000 VPD			



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SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF
A101	Lightbright Academy	11,152	A106	The Wicked Chef	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	Katie's	2,000



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Bennett Williams

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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



Blake Gross

BGross@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

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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.

