

1120 S CEDAR CREST BLVD

ALLENTOWN, PA 18103



FOR LEASE : ±900 - 2,500 SF AVAILABLE



BILL HESS | JANE MCGILL

FOR LEASE INFORMATION: 610.321.1111 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Position your business in this highly visible and well-connected location along S. Cedar Crest Boulevard, one of Allentown's primary commercial corridors. This professional office building offers flexible leasing opportunities ideal for medical, dental, wellness, or general office users seeking a strategic presence in the Lehigh Valley.

AVAILABLE SPACES

Second Floor: Three suites, one is 2,000 SF and the other two are 900 SF, well-suited for professional offices, counseling, administrative use, or small medical practices. These suites offer efficient layouts with natural light, ensuite restroom(s) and convenient access.

Lower Level (Basement): Approximately 2,500 SF (divisible) of fully built-out former dental office space, featuring existing plumbing, private treatment rooms, ensuite restrooms and infrastructure ideal for dental, medical, or specialty practice re-use. This space provides a rare opportunity to significantly reduce build-out costs for healthcare users.

PROPERTY HIGHLIGHTS

- Prime location with strong daily traffic and excellent visibility
- Easy access to major routes including I-78, Route 309, and Route 22
- One half mile from Lehigh Valley Health Network's flagship, Lehigh Valley Hospital and its five world-class health institutes.
- Ample on-site parking for tenants and visitors
- Flexible layouts to accommodate a variety of professional uses
- Established professional setting surrounded by medical and office users

Ideal for medical or dental practices, therapy or wellness providers, professional services, administrative offices, or specialty healthcare users seeking a turnkey or adaptable space.

Take advantage of this opportunity to lease in one of Allentown's most accessible and desirable office locations.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,988	100,585	229,473
EMPLOYEES	4,099	40,111	91,384
AVERAGE HHI	\$152,191	\$110,357	\$106,784
HOUSEHOLDS	2,249	39,402	86,859

MARKET OVERVIEW

TIGHMAN SQUARE

- DOLLAR TREE
- Staples
- HARBOR FREIGHT TOOLS
- goodwill
- Jersey Mike's SUBS
- Wendy's
- AMC THEATRES
- DUCK DONUTS
- GROCERY OUTLET Bargain Market
- Auntie Anne's
- MOE'S SWISS STEAK
- RED ROBIN

TOWN CENTER

- planet fitness
- Orangetheory FITNESS
- DUNKIN'
- holiday hair

ALLENTOWN SHOPPES

- Starbucks
- FIVE GUYS BURGERS and FRIES
- SUPERCUTS
- at&t

MUHLBERG COLLEGE

ALLENTOWN FARMERS MARKET

WEST PARK

WILLIAM ALLEN HIGH SCHOOL

UNION TERRACE

PARKWAY RENT A CAR SC

- IHOP RESTAURANT
- DUNKIN'
- SUBWAY
- PENSKE
- DOLLAR TREE
- Arbys
- FAMILY DOLLAR
- Hertz

HAMILTON CROSSINGS

- COSTCO WHOLESALE
- DICK'S SPORTING GOODS
- ULTA
- Target
- PETSMART
- DSW RESTAURANT BREWERY
- five BELOW
- CORELIFE EATERY
- OLD NAVY
- NORDSTROM
- rack
- Starbucks
- Smash BURGER
- WHOLE FOODS MARKET
- FINE WINE & GOOD SPIRITS
- OUTBACK STEAKHOUSE

Auto Zone

Dorney Park & Wildwater Kingdom

ALDI

Wawa

Wendy's

weis

DUNKIN'

Holiday Inn Express

McDonald's

SITE

ALLENTOWN QUEEN CITY AIRPORT

REDNER'S

THE HOME DEPOT

SHEETZ

McDonald's

DUNKIN'

Auto Zone

DUNKIN'

THE HOME DEPOT

Rita's

TACO BELL

Carne's CHICKEN FINGERZ

CVS pharmacy

WEST VALLEY MARKETPLACE

- Walmart
- Great Clips
- MATTRESS FIRM
- GameStop
- PAPA JOHN'S

Lehigh Valley Health Network

SOUTH MALL

- ROSS DRESS FOR LESS
- Burlington
- Bath & Body Works
- holiday hair
- BLICK art materials
- T-Mobile
- Staples
- MATTRESS FIRM
- petco
- MAV'S DISCOUNT TILES

EMMAUS JUNCTION

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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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.

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.

