1120 S CEDAR CREST BLVD

ALLENTOWN, PA 18103



FOR LEASE : ±1,000 - 2,000 SF AVAILABLE

BILL HESS | JANE MCGILL
FOR LEASE INFORMATION: 610.321.1111 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

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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: Two suites, one is 2,000 SF and the other is 1,000 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 2,000 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

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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

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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.

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