



Dorney Park
& Wildwater Kingdom

Hamilton Blvd Bypass (11,916 VPD)

±5,000 SF
AVAILABLE

Lease Pending



Hamilton Blvd (29,438 VPD)

Under New Ownership

Dorneyville Shopping Center

3227 Hamilton Blvd, Allentown, PA

±5,000 SF Retail/Flex Space for Lease

Seth Lacey

Vice President

+1 484 273 3567

seth.lacey@colliers.com

Scott Horner

Vice President

+1 610 359 5869

scott.horner@colliers.com

Derek Zeffass

Senior Vice President

+1 610 295 6125

derek.zeffass@colliers.com

Colliers

Property Highlights

- Anchored by a brand new **Aldi & Monster Mini Golf**
- Strong lineup of destination restaurant, medical, fitness, and service uses pulling extraordinary traffic to the center - **development within 3 miles of Dorneyville**
- Great visibility and access to/from Hamilton Blvd. and Hamilton Bypass
- Located in high-traffic Hamilton Blvd. corridor next to Dorney Park with access to 25M+ annual Dorney Park visitors
- Dense population in affluent community with strong annual growth - 224,877 people within 5 miles
- Ideally located in fastest growing region in Pennsylvania
- Existing pylon signage with space for new tenants
- Convenient access to I-78, I-476, and US-22
- Frontage on three roads;
 - 318' on Haines Mill Road
 - 568' on Hamilton Boulevard
 - 558' on Hamilton Boulevard Bypass





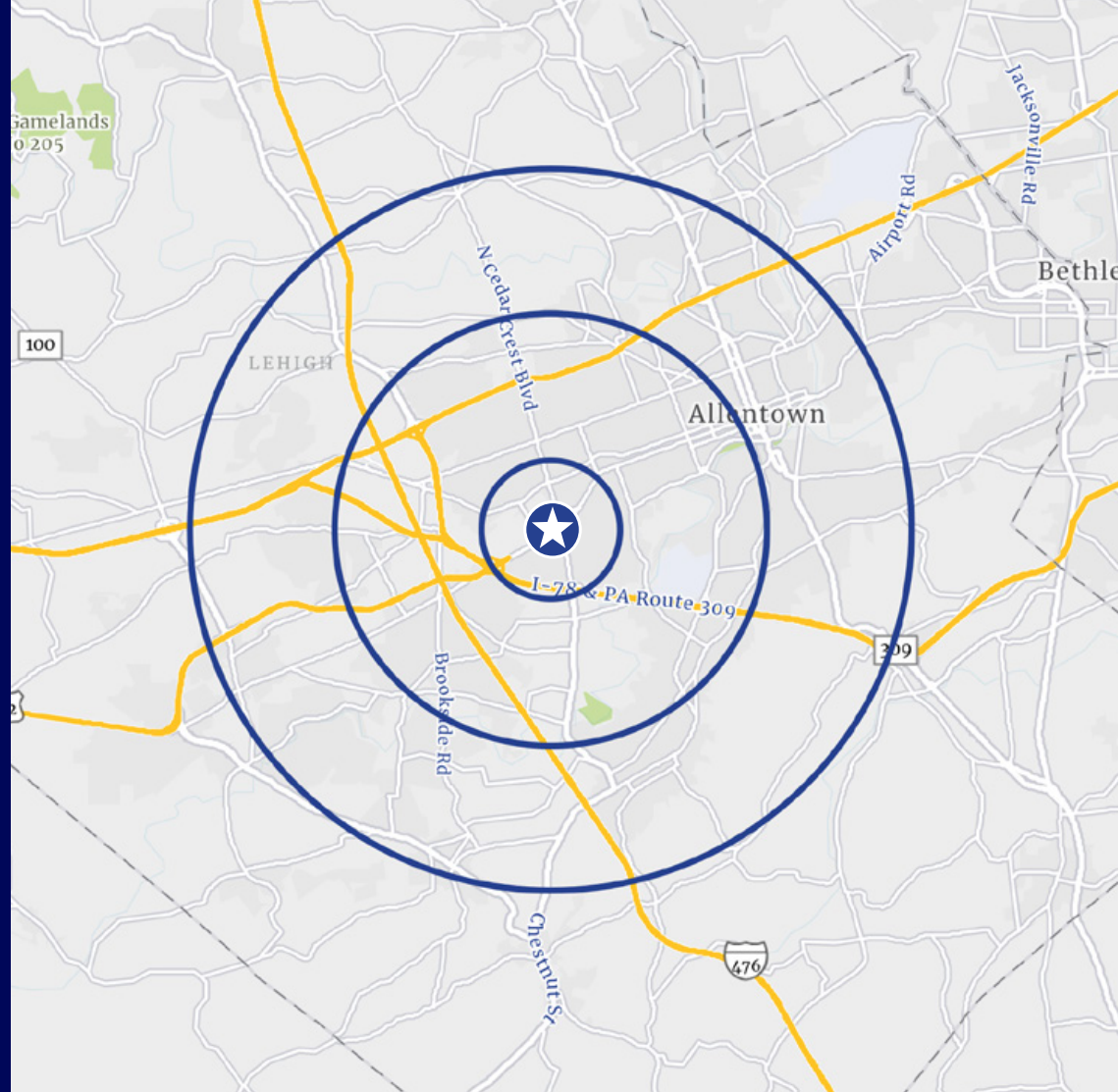
Suite	Tenant
1	Dorneyville Beverage
2	Poke Kai
3	Mario's Pizza Cafe
4	Cumin N Eat (Appetizing Bites)
5	Cumin N Eat (Appetizing Bites)
6	Foot Relaxation Station
7	Angel Beauty Nail Salon & Spa

Suite	Tenant
8	Hawaii Fluid Art
9	Total Eye Care
10	OneMain Financial
11	Gourmet Buffet & Grill
12	Pizza Hut
13	Chicken Lounge
14	The Dining Dog & Friends

Suite	Tenant
15	Lehigh Adult Care Center
16	Leading Edge Martial Arts
17	ALDI
18-20	Monster Mini Golf
21	Available - ±5,000 SF
22-23	ImagiNation
-	QSR Pad

Location Highlights

- Located immediately next to Dorney Park & Wild Water Kingdom amusement park
- Situated in the Lehigh Valley, one of the fastest-growing submarkets in the Northeast as the Lehigh Valley continues to see substantial Development
- The economic growth within the Lehigh Valley has spurred an influx of new, affluent, migrating population to the market, predominantly from New Jersey
- 59 projects totaling 4MM SF in planning, predevelopment or development (including 2,325 multi-family units)
- A significant trade area for Dorneyville pulling from as far as 10 miles away
- Lehigh Valley Health Network is one of the major area employers, and specifically, the Cedar Crest Hospital, is located approximately two miles south of Dorneyville Shopping Center, driving a tremendous amount of traffic to the immediate market
 - Cedar Crest is the largest hospital in the Lehigh Valley and the third-largest hospital in Pennsylvania, with 877 beds and 46 operating rooms
- Located less than a mile from the on/off ramp for I-78, providing for a regional draw of over 210,000 vehicles per day within the convergence of I-476 and Route 309 within the immediate two miles



Demographics

1 mile



6,810
people



2,553
households



\$141,105
average
HHI



3,578
employees

3 miles



95,377
people



36,791
households



\$104,551
average
HHI



46,448
employees

5 miles



85,697
people



84,874
households



\$102,614
average
HHI



112,189
employees

Aerial Overview

Shops at Cedar Point

weis
FedEx

**RITE
AID**

M&T Bank

FINE WINE & GOOD SPIRITS

Wawa

**Lehigh Valley
Health Network**

**CARRABBA'S
ITALIAN GRILL**

Wendy's

ALDI

DUNKIN'

**Perkins
RESTAURANT &
BAKERY**

Howard Johnson

**Pizza
Hut**

AVAILABLE
±5,000 SF

Haines Mill Road

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Regional Retail



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Vice President
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Senior Vice President
+1 610 295 6125
derek.zerfass@colliers.com

Colliers

7535 Windsor Dr, Suite 208
Allentown, PA 18195
+1 610 770 3600
colliers.com/allentown

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