



Dorney Park
& Wildwater Kingdom

Hamilton Blvd Bypass (11,916 VPD)



1,000-2,500 SF
pad site available

Under New Ownership

Dorneyville Shopping Center

3227 Hamilton Blvd, Allentown, PA

1,000-2,500 SF pad site for lease

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Colliers

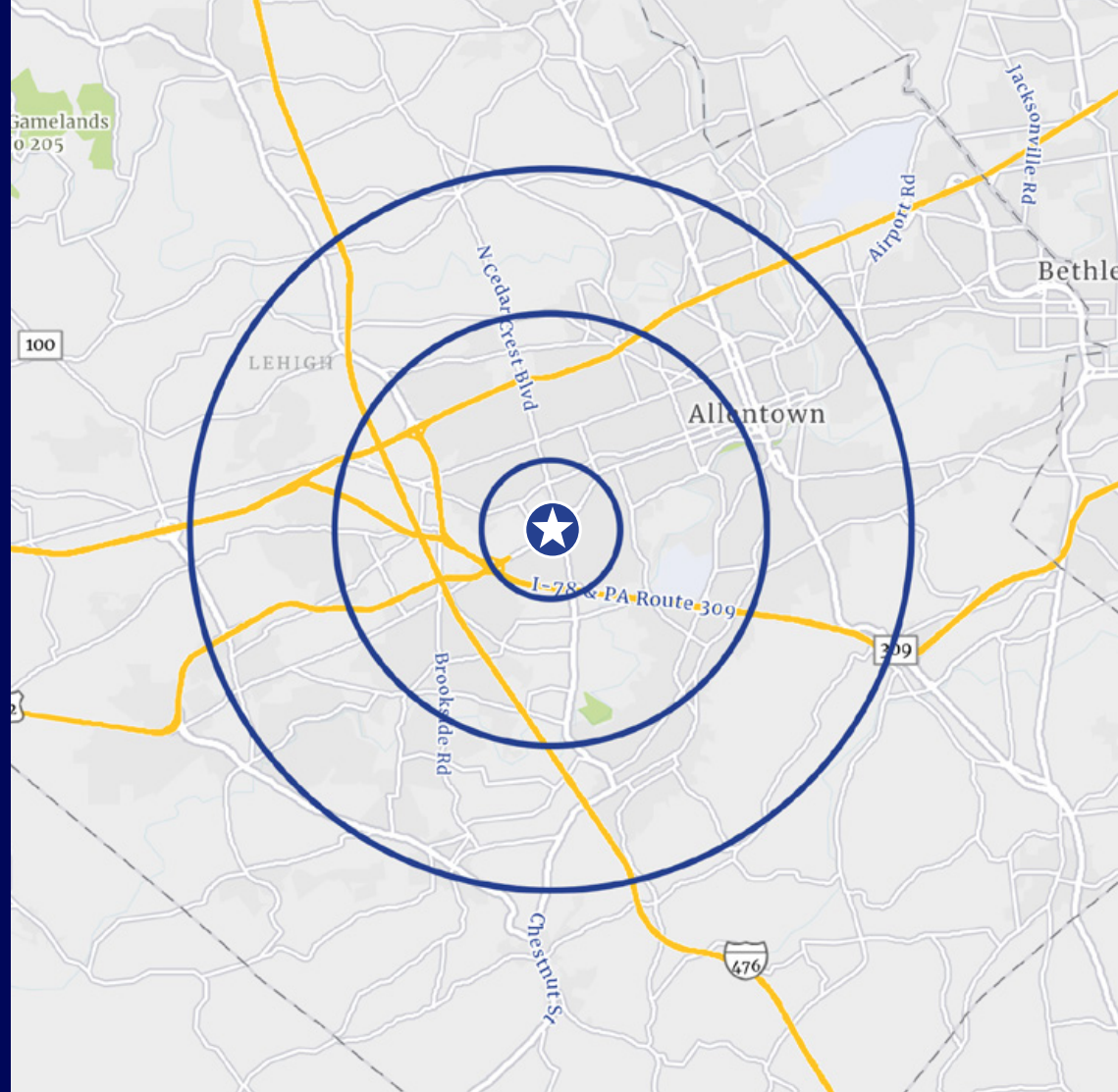
Property Highlights

- 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



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

1,000-2,500 SF
pad site

**Pizza
Hut**

Haines Mill Road

Hamilton Blvd Bypass (11,916 VPD)

Hamilton Blvd (29,438 VPD)

Regional Retail



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