



**Dorney Park**  
& Wildwater Kingdom

Signed Lease - 15,000 SF

1,600 SF retail space

Hamilton Blvd Bypass (11,916 VPD)

*Under New Ownership*

# Dorneyville Shopping Center

Retail Space & Pad Site For Lease  
1,600 SF Inline Retail & Potential QSR Pad Site

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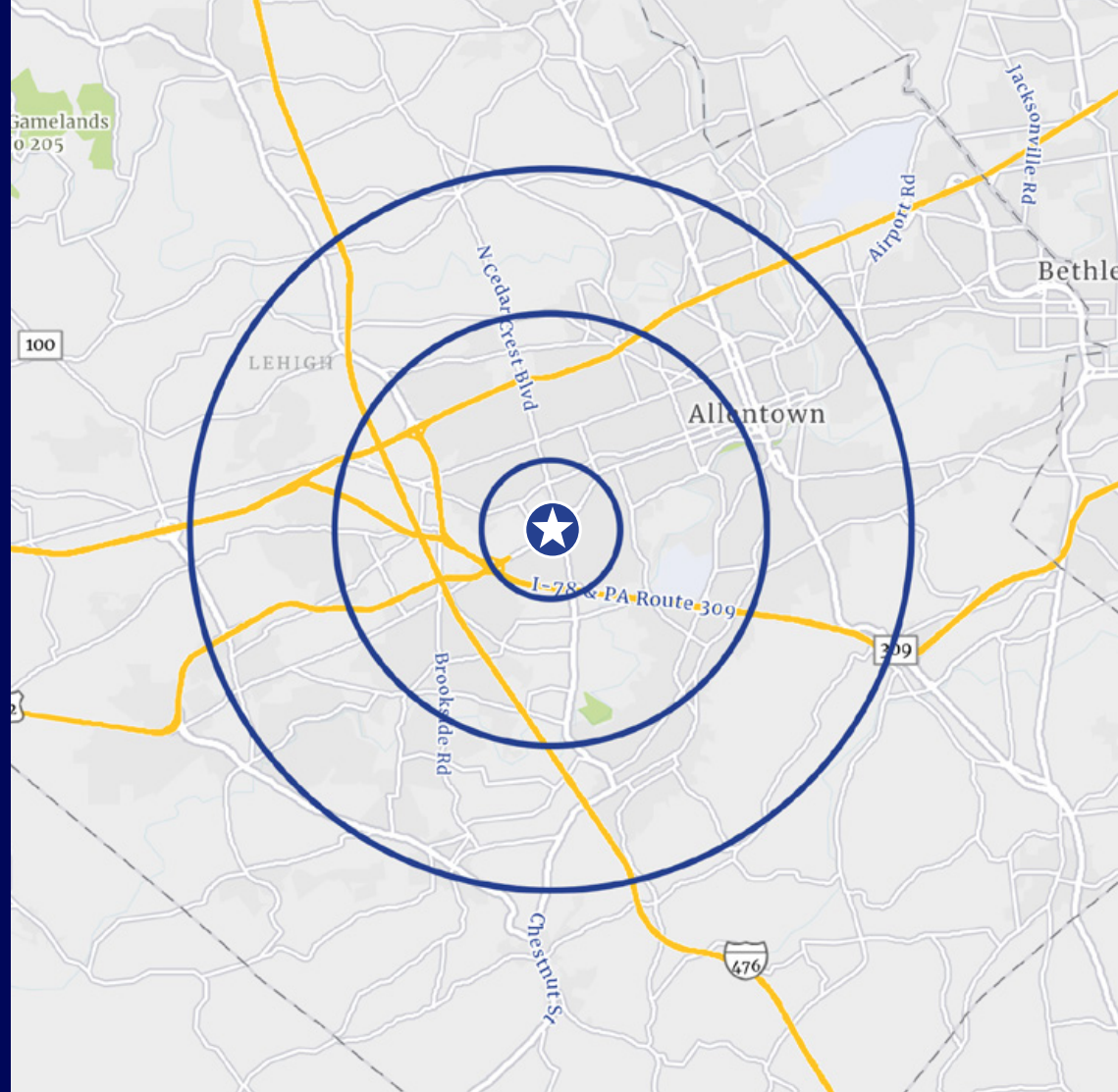
# Property Highlights

- **New 15-year Aldi lease**
- 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



**7,224**  
people



**2,676**  
households



**\$125,008**  
average  
HHI



**22,270**  
employees

3 miles



**97,063**  
people



**37,219**  
households



**\$96,442**  
average  
HHI



**79,540**  
employees

5 miles



**224,877**  
people



**84,874**  
households



**\$91,363**  
average  
HHI



**133,621**  
employees

# Aerial Overview

Shops at Cedar Point



QSR pad

Signed Lease - 15,000 SF



1,600 SF

Haines Mill Road

Hamilton Blvd Bypass (11,916 VPD)

Hamilton Blvd (2,9438 VPD)

# Regional Retail



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