



\$1,185,000

kw
KELLERWILLIAMS.
REAL ESTATE

 **THE James Balliet**
PROPERTY GROUP

**2900 Hamilton Blvd
Allentown, PA 18103**

This great property is positioned on a rare island parcel on one of Allentown's busiest corridors. The 6,900 SF building is currently occupied by a successful dental operator and a regional engineering firm. Site has shared ingress/egress with Wells Fargo Bank and is in close proximity to key institutional and medical concepts.

Located less than one mile from Lehigh Valley Hospital-Cedar Crest and directly across from Cedar Crest College, the site benefits from high visibility and consistent daytime traffic. The surrounding area includes Muhlenberg College, Dorney Park, and PPL Center, drawing steady visitation from students, professionals, and tourists alike.

2900 Hamilton Boulevard is a compelling office/medical opportunity in the heart of Allentown's west side.

APN	548683974419-1
GLA	6,900 SF
Lot Size	0.49 Acres
Year Built	1985
Parking Ratio	4.88:1,000

BUILDING INFO



James Balliet
610-972-6808

Yousef Alhaddad
484-725-9709

Keller Williams Allentown
610-435-1800

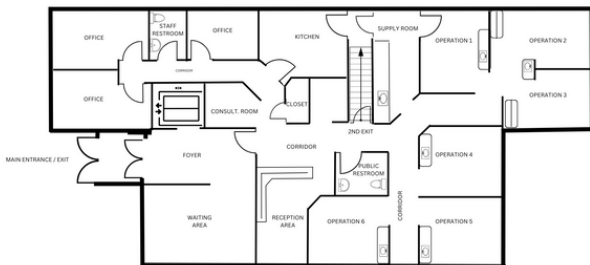
1605 N. Cedar Crest Blvd
Suite 309
Allentown, PA 18104

www.JBPropertyGroup.com
Yousef@JBPropertyGroup.com
James@JBPropertyGroup.com

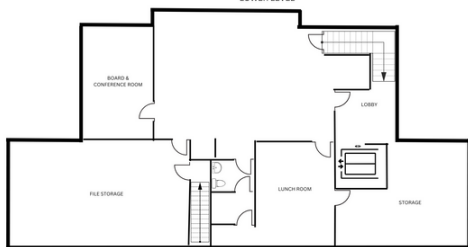
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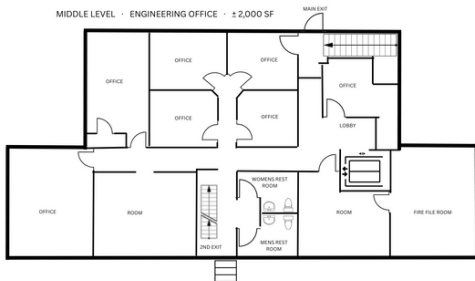
UPPER LEVEL · DENTAL PRACTICE · ± 2,400 SF



LOWER LEVEL



MIDDLE LEVEL · ENGINEERING OFFICE · ± 2,000 SF



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PROPERTY LOCATION



Property enjoys a centralized location in Allentown, PA:

- Busy Hamilton Blvd/ Route 222
- Across from Cedar Crest College
- Near shopping, Dorney Park, St. Luke's Health and Lehigh Valley Health Network



- Allentown's West Side
- $\pm .72$ Acres
- Island Parcel
- Signalized Intersection

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MEDICAL SPACE



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POPULATION

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	9,315	126,853	225,969
2024 Estimate	9,276	125,515	224,329
2020 Census	9,297	123,285	222,749

HOUSEHOLD INCOME

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	3,186	47,540	84,840
<\$25,000	351 11.02%	10,759 22.63%	17,395 20.50%
\$25,000 - \$50,000	433 13.59%	10,308 21.68%	17,453 20.57%
\$50,000 - \$75,000	606 19.02%	8,538 17.96%	15,332 18.07%
\$75,000 - \$100,000	334 10.48%	5,233 11.01%	9,492 11.19%
\$100,000 - \$125,000	313 9.82%	3,592 7.56%	6,773 7.98%
\$125,000 - \$150,000	415 13.03%	2,994 6.30%	6,088 7.18%
\$150,000 - \$200,000	336 10.55%	3,357 7.06%	6,675 7.87%
\$200,000+	398 12.49%	2,759 5.80%	5,632 6.64%
2024 Avg Household Income	\$113,873	\$79,738	\$84,958
2024 Med Household Income	\$90,194	\$57,209	\$61,779

HOUSING INFO

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	3,206	46,443	84,094
1-Person Households	809 25.23%	13,679 29.45%	23,348 27.76%
2-Person Households	1,286 40.11%	14,438 31.09%	26,772 31.84%
3-Person Households	459 14.32%	7,268 15.65%	13,452 16.00%
4-Person Households	393 12.26%	5,963 12.84%	11,282 13.42%
5-Person Households	164 5.12%	3,031 6.53%	5,566 6.62%
6-Person Households	61 1.90%	1,231 2.65%	2,189 2.60%
7 or more Person Households	34 1.06%	833 1.79%	1,485 1.77%
2024 Average Household Size	2.40	2.50	2.50
Households			
2029 Projection	3,194	48,128	85,517
2024 Estimate	3,185	47,539	84,841
2020 Census	3,207	46,444	84,094
Growth 2024 - 2029	0.28%	1.24%	0.80%
Growth 2020 - 2024	-0.69%	2.36%	0.89%

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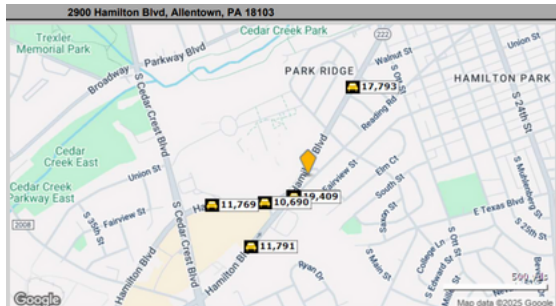
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TRAFFIC INFO



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Reading Rd	S 30th St	0.02 NE	2025	19,188	MPSI	.06
2	Reading Rd	S 30th St	0.02 NE	2024	19,409	MPSI	.07
3	Hamilton Blvd Byp	Hamilton Blvd	0.10 NE	2025	11,652	MPSI	.14
4	Hamilton Blvd Byp	Hamilton Blvd	0.10 NE	2022	10,690	MPSI	.14
5	Hamilton Boulevard	S Cedar Crest Blvd	0.11 SW	2025	11,643	MPSI	.25
6	Hamilton Blvd	S Cedar Crest Blvd	0.11 SW	2023	11,791	MPSI	.25
7	Hamilton Blvd Byp	S Cedar Crest Blvd	0.09 SW	2025	11,442	MPSI	.27
8	Hamilton Boulevard Bypass	S Cedar Crest Blvd	0.09 SW	2020	11,769	MPSI	.27
9	Hamilton Blvd	Miller St	0.03 SW	2018	16,926	MPSI	.28
10	Hamilton Blvd	Miller St	0.03 SW	2025	17,793	MPSI	.28

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OFFERED BY:

James Balliet

C 610-972-6808

James@JBPropertyGroup.com

Yousef Alhaddad

C 484-725-9709

Yousef@JBPropertyGroup.com

Benjamin Diaz

C 484-705-9655

BDiaz@JBPropertyGroup.com

Keller Williams Real Estate

1605 N Cedar Crest Blvd, Suite 309, Allentown, PA 18104

O 610-435-1800



**Michael
Sheftel**
Realtor

**Ryan
McGeehan**
Assoc. Broker

**Yousef
Alhaddad**
Realtor

**Kelly
Schaffer**
Realtor

**James
Balliet**
President

**Brian
Bailey**
Assoc. Broker

**Benjamin
Diaz**
Realtor

**Doug
Sandlin**
Realtor

**Michael G.
Makhoul**
Realtor

www.JBPropertyGroup.com



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