



# 470 S. Cedar Crest Blvd Allentown, Pennsylvania

- 8,000 SF office space, can be demised to two 4,000 SF units
- Located in a community shopping district, adjacent to Cedar Crest College (1,800 students)
- Great visibility and pylon sign available
- Traffic count of 19,454 ADT on South Cedar Crest Blvd
- Join Lehigh Valley Health Network, Carrabba's, Wendy's and Wawa

8,000 SF Available  
can be demised to  
two 4,000 SF units





470 S. Cedar Crest Blvd



Hamilton Blvd Bypass (11,286 ADT)

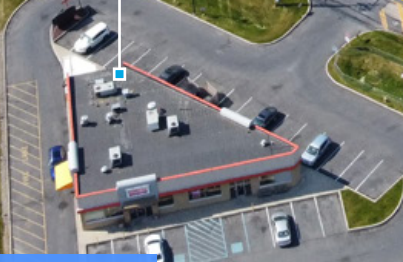


Haines Mill Rd (3,125 ADT)

Dorney Park & Wildwater Kingdom



DUNKIN' DONUTS



Wawa

CARRABBA'S ITALIAN GRILL

Wendy's

Coming Soon  
STARBUCKS COFFEE

RITE AID

M&T Bank

T.G.I. FRIDAYS

S Cedar Crest Blvd (19,454 ADT)

New Development

222

Hamilton Blvd (12,658 ADT)

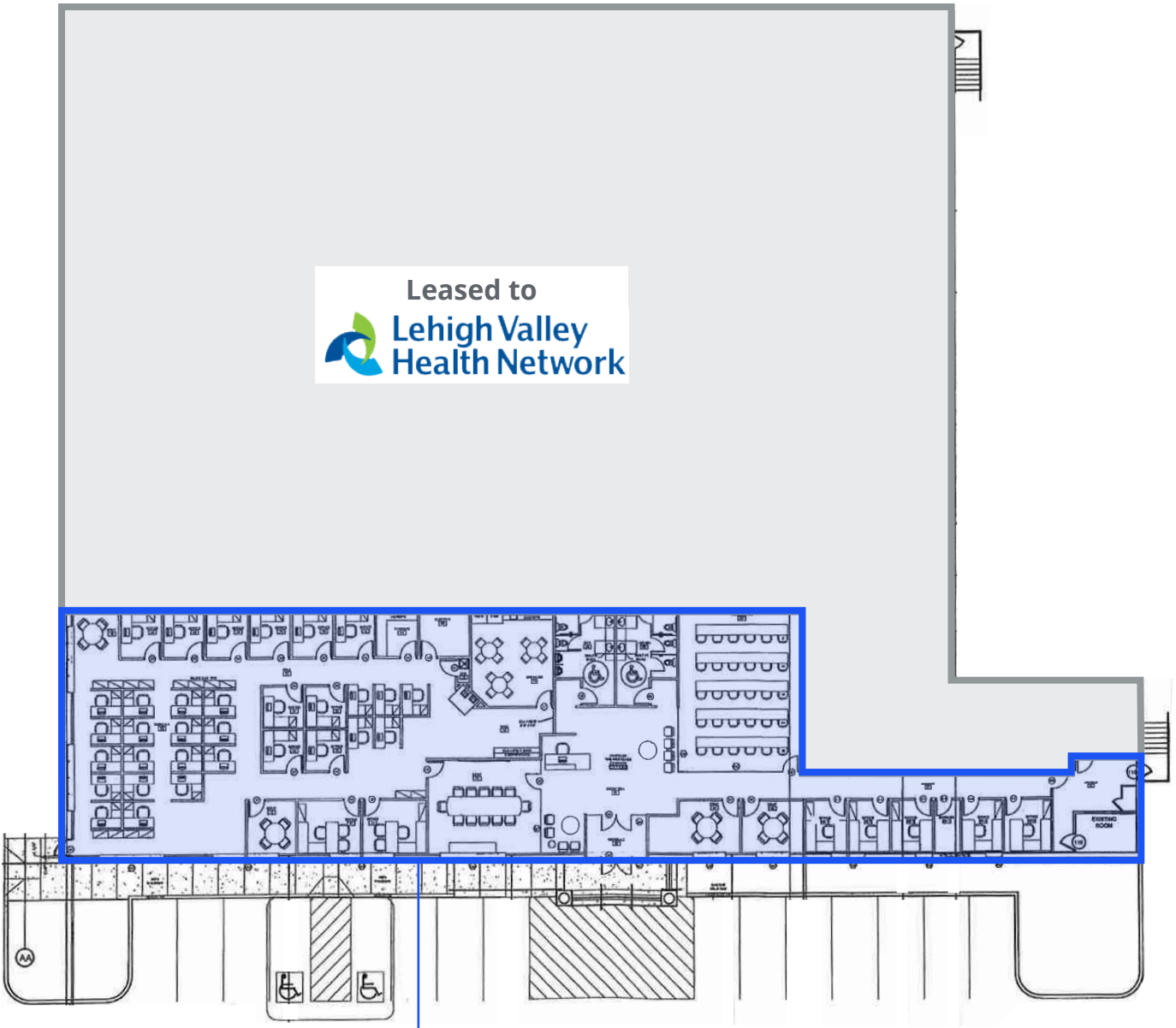
Surrounding Retailers





8,000 SF Available

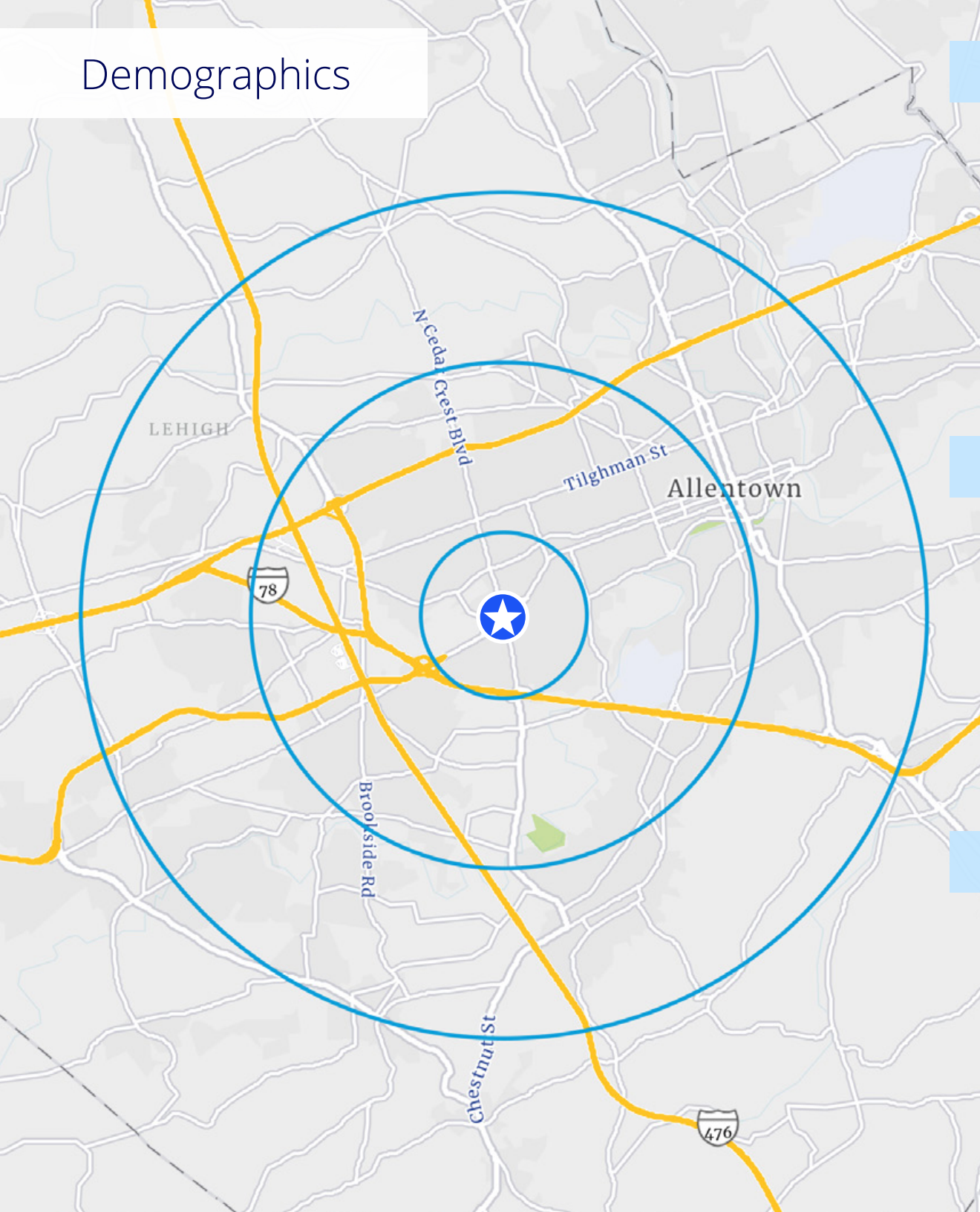
Leased to  
 Lehigh Valley  
Health Network



8,000 SF Available



# Demographics



## within one mile

 **7,949**  
people

 **\$109,617**  
average HHI

 **3,027**  
households

 **3,327**  
employees

## within three miles

 **102,849**  
people

 **\$85,240**  
average HHI

 **39,819**  
households

 **40,809**  
employees

## within five miles

 **219,626**  
people

 **\$82,017**  
average HHI

 **82,516**  
households

 **85,249**  
employees





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