

# THE SHOPS AT 3900 HAMILTON CENTER

## PREMIUM RETAIL CENTER IN ALLENTOWN, PA 1,200 SF SUITE AVAILABLE



### Major Tenants Include:

- Talbots & Talbots Misses
- Bixler's Jewelers
- Swartz Kitchen & Bath Showroom
- Mid Penn Bank
- Barre3 Exercise Studio
- H&R Block / Block Advisors
- LVHN office of Maternal Fetal Medicine



Demographic Highlights*	1 Mile	3 Miles	5 Miles
Population:	6,571	70,880	210,449
Average HH Income:	\$113,357	\$106,086	\$84,961
Median HH Income:	\$90,439	\$82,328	\$60,885
Per Capita Income:	\$50,176	\$46,572	\$35,002
Households by Income			
\$100,000 +:	43%	38%	28%
\$49,000 - \$99,999:	35%	39%	42%
Average Daily Traffic / Vehicles Per Day (VPD)*			
Hamilton Blvd. / RTE-222:	24,758 VPD		
I-78 / Route-309:	92,896 VPD		
	Total: +117,650 VPD		

\*Data from ESRI (2021)

The Shops at 3900 Hamilton Center are in the midst of affluent residential and commercial areas and are also close to Lehigh Valley Hospital's main campus, restaurants and many professional offices.

3900 Hamilton Center is located at the intersection of Routes 222 (Hamilton Boulevard) and 309 / I-78, and is convenient to Lehigh Valley's most major traffic arteries, including Routes 22, 100 and the PA Turnpike (I-476).



### BERGER-EPSTEIN ASSOCIATES, INC.

3900 Hamilton Boulevard, Suite 208, Allentown, PA 18103

Jonathan Epstein, CCIM

je@berger-epstein.com

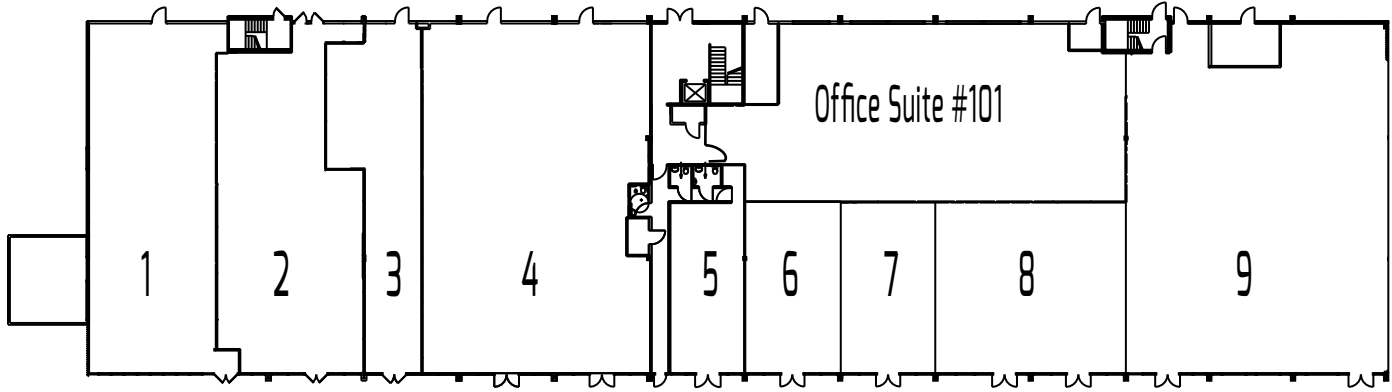
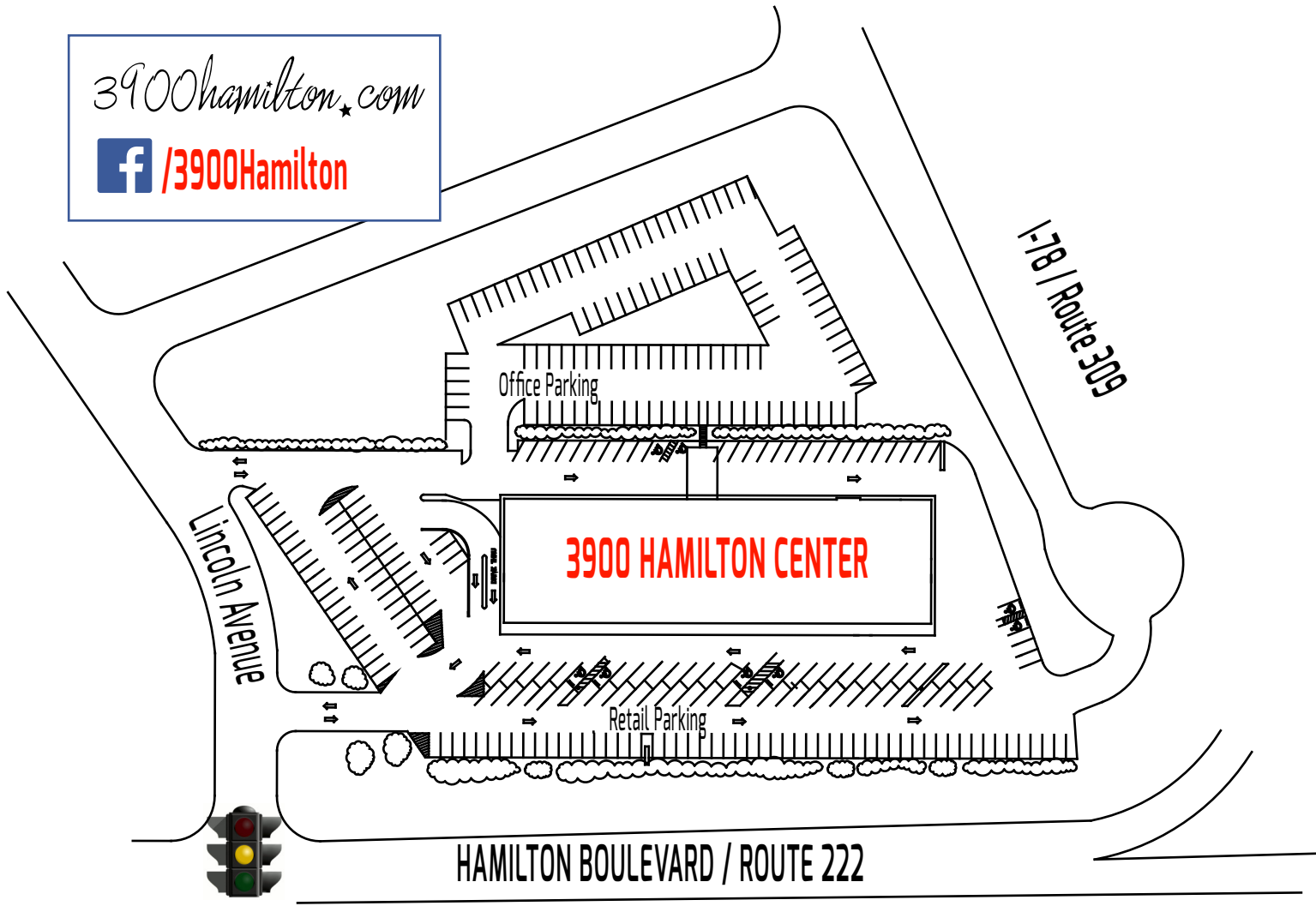
(610) 437-7070 x212

berger-epstein.com



3900 Hamilton Center features a functional and aesthetic combination of upscale retail and Class-A second floor offices in suburban Allentown, Pennsylvania.

3900hamilton.com  
f /3900Hamilton



- |   |                                       |
|---|---------------------------------------|
| 1. Mid Penn Bank with Drive-Thru          | 6. The Laura Brady Gallery & Studio   |
| 2. Swartz Kitchen & Bath Showroom         | 7. Revolt Hair Studio                 |
| 3. Block Advisors Premium Tax Services    | 8. Barre3 Fitness and Exercise Studio |
| 4. Bixler's Jewelers                      | 9. Talbots and Talbots Misses         |
| 5. The Paperbag (Card & Stationery Store) |                                       |