**Spencer View Retail**

**FOR LEASE**

**Total GLA: (+/-) 32,606 SF**

**Community Retail Center**

**Lehigh County**

**Allentown, PA 18104**

(South Whitehall Township)

Cetonia Road & Broadway

**SPACE AVAILABLE:**

- **LOT 1 ± 1.406 Acres**
- **LOT 2 ± 1.282 Acres**
- **RETAIL STRIP ± 1,200 SF – 32,606 SF**

**DEMOGRAPHICS:**

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
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<tbody>
<tr>
<td>Population</td>
<td>4,635</td>
<td>54,225</td>
<td>184,977</td>
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<tr>
<td>Avg. HH Income</td>
<td>$93,938</td>
<td>$106,840</td>
<td>$77,281</td>
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<tr>
<td>Daytime Population</td>
<td>9,567</td>
<td>47,284</td>
<td>114,200</td>
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**Spring View Retail**

- 32,606 SF Retail center with two pad sites available.
- Delivery 1st Quarter of 2018.
- 450 Luxury apartments under construction behind the center.
- Located across from the 300,000 SF Integrated Health Campus and adjacent to St. Luke's West Medical Campus.
- Near Staples, Petco, Red Robin, Moe's, Kmart, and Planet Fitness.

**Zoned: HC-1**

(Highway Commercial)

*See reverse side for site plan*
For additional information, please contact:

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Spring View Retail | Allentown, PA
FOR LEASE New Retail Development

Subject To Change

Pad Sites
Lot 1  Proposed Restaurant
4,900 SF on 1.406 Acres

Lot 2  Proposed Bank
4,730 SF on 1.282 Acres

Shopping Plaza
32,606 SF
249-269  Available
1,200 SF - 32,606 SF