

THE SHOPS AT 3900 HAMILTON CENTER

PREMIUM RETAIL CENTER IN ALLENTOWN, PA



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.

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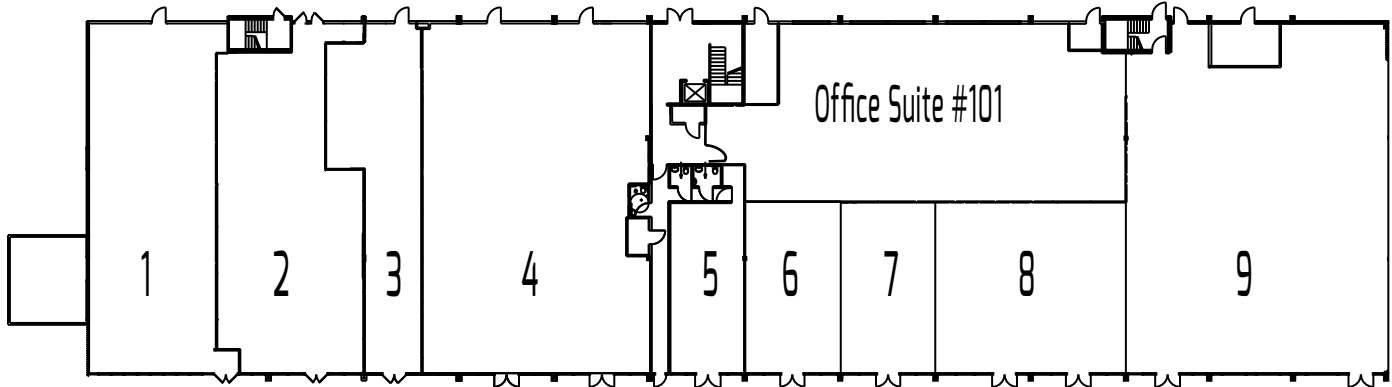
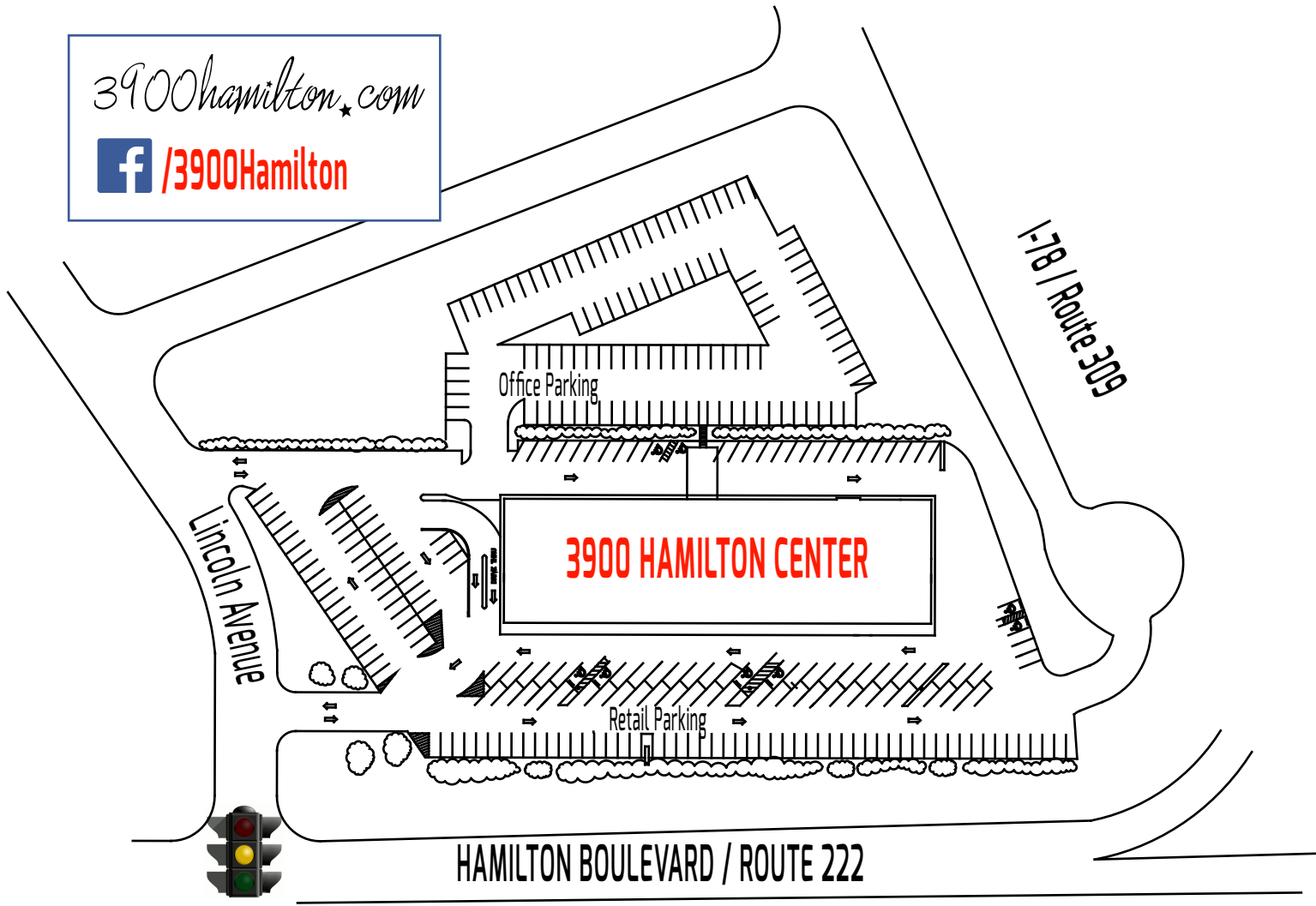
(610) 437-7070 x212

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



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|---|---------------------------------------|
| 1. Mid Penn Bank with Drive-Thru | 6. The Laura Brady Gallery & Studio |
| 2. Swartz Kitchen & Bath Showroom | 7. Rooted Hair Salon |
| 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) | |