

SOUTH MALL

3300 Lehigh St - Allentown, PA 18103



RETAIL SPACE FOR LEASE

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ALLENTOWN, PA 18104

SOUTH MALL

Join New Anchor Tenants – Giant Foods and Burlington!



The South Mall on Lehigh Street is the largest and most active shopping destination in Allentown's South Side. The mall features a fantastic mix of national, regional and local retail tenants.

We currently have multiple retail spaces available for immediate lease at the South Mall. There are many flexible temporary space opportunities available.

Please call for details!

The South Mall is conveniently located on Lehigh Street just minutes from I-78 exit.

Join: _____

GIANT
Coming Soon

ROSS
DRESS FOR LESS®

petco

TACO BELL

Bath & Body Works®



Wine & Spirits

Burlington

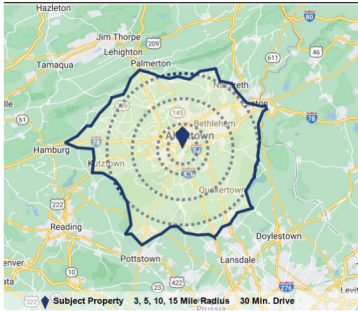
STAPLES

MATTRESS FIRM

SOUTH MALL



SOUTH MALL



Income & Spending Demographics

3300 Lehigh St

| | 3 Miles | 5 Miles | 10 Miles | 30 Min. Drive |
|-------------------------------------|-----------------|-----------------|-----------------|------------------|
| 2024 Households by HH Income | 27,319 | 79,784 | 175,855 | 280,932 |
| <\$25,000 | 5,032 18.42% | 16,174 20.27% | 30,535 17.36% | 41,092 14.63% |
| \$25,000 - \$50,000 | 5,254 19.23% | 16,188 20.29% | 33,793 19.22% | 49,603 17.66% |
| \$50,000 - \$75,000 | 5,319 19.47% | 14,461 18.13% | 30,617 17.41% | 47,178 16.79% |
| \$75,000 - \$100,000 | 3,225 11.80% | 8,996 11.28% | 21,386 12.16% | 36,194 12.88% |
| \$100,000 - \$125,000 | 2,303 8.43% | 6,341 7.95% | 16,847 9.58% | 31,129 11.08% |
| \$125,000 - \$150,000 | 2,255 8.25% | 5,616 7.04% | 13,012 7.40% | 22,976 8.18% |
| \$150,000 - \$200,000 | 2,144 7.85% | 6,185 7.75% | 14,427 8.20% | 25,770 9.17% |
| \$200,000+ | 1,787 6.54% | 5,823 7.30% | 15,238 8.67% | 26,991 9.61% |
| 2024 Avg Household Income | \$87,239 | \$86,496 | \$93,508 | \$100,167 |
| 2024 Med Household Income | \$65,012 | \$62,585 | \$69,303 | \$76,791 |

| Population | 3 Miles | 5 Miles | 10 Miles | 15 Miles | 30 Min. Drive |
|--------------------------|----------------|----------------|----------------|----------------|----------------|
| Population | 70,863 | 210,808 | 459,195 | 658,347 | 733,837 |
| 5 Yr Growth | 0.7% | 0.8% | 0.6% | 2.5% | 0.5% |
| Median Age | 39 | 38 | 39 | 42 | 41 |
| 5 Yr Forecast | 40 | 39 | 40 | 42 | 42 |
| White / Black / Hispanic | 56% / 7% / 36% | 52% / 8% / 39% | 62% / 6% / 28% | 68% / 5% / 23% | 70% / 5% / 21% |
| 5 Yr Forecast | 56% / 7% / 36% | 52% / 8% / 39% | 62% / 6% / 28% | 67% / 5% / 23% | 70% / 5% / 21% |
| Employment | 67,644 | 127,954 | 279,923 | 333,268 | 378,602 |
| Buying Power | \$1.8B | \$5B | \$12.2B | \$21B | \$21.6B |
| 5 Yr Growth | -0.5% | 0% | 0.2% | 3.7% | 0.4% |
| College Graduates | 26.8% | 26.3% | 29.0% | 36.2% | 36.3% |
| Household | | | | | |
| Households | 27,320 | 79,783 | 175,855 | 251,471 | 280,932 |
| 5 Yr Growth | 0.6% | 0.8% | 0.7% | 2.6% | 0.5% |
| Median Household Income | \$65,012 | \$62,585 | \$69,303 | \$83,656 | \$76,791 |
| 5 Yr Forecast | \$64,307 | \$62,071 | \$68,967 | \$84,565 | \$78,690 |
| Average Household Income | \$87,239 | \$86,496 | \$93,508 | \$108,113 | \$100,167 |
| 5 Yr Forecast | \$87,593 | \$86,833 | \$93,761 | \$109,211 | \$100,522 |
| % High Income (>\$75K) | 43% | 41% | 46% | 54% | 51% |

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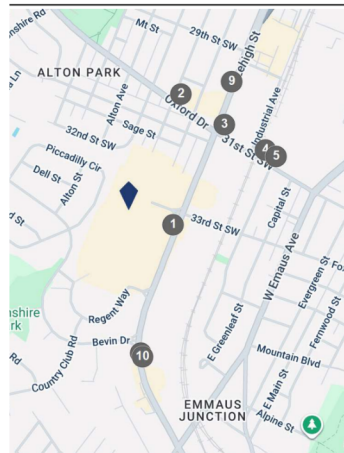
The South Mall is located less than one-half mile from Route I-78

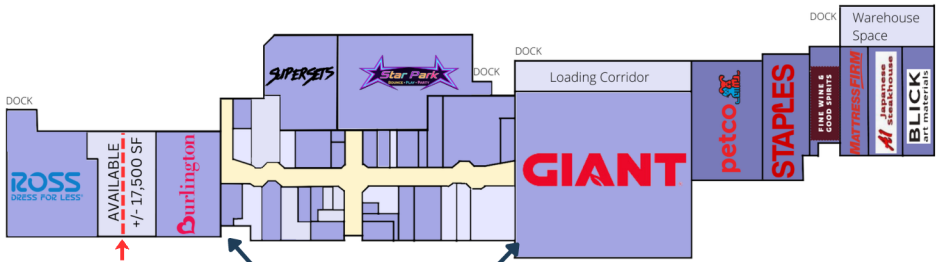
TRAFFIC COUNTS

| | |
|---------------------------------|--------------|
| Lehigh St/1st Ave | 21.5K |
| S 24th St/Diamond Ave | 9.7K |
| 31st St SW/Lehigh St | 9K |
| 31st Street Southwest/Berger St | 13.1K |

COUNTS BY STREETS

| Collection Street | Cross Street - Direction | Traffic Volume | Count Year | Dist from Subject |
|-------------------------|--------------------------|----------------|------------|-------------------|
| 1 Lehigh St | 1st Ave - NE | 21,464 | 2025 | 0.13 mi |
| 2 S 24th St | Diamond Ave - NW | 9,706 | 2025 | 0.29 mi |
| 3 31st St SW | Lehigh St - NW | 8,968 | 2025 | 0.30 mi |
| 4 31st Street Southwest | Berger St - NW | 13,124 | 2022 | 0.35 mi |
| 5 31st St SW | Berger St - NW | 11,094 | 2025 | 0.37 mi |
| 6 State Avenue | E Harrison St - SE | 10,539 | 2025 | 0.38 mi |
| 7 State Ave | E Harrison St - SE | 10,742 | 2023 | 0.38 mi |
| 8 Lehigh St | 29th St SW - NE | 24,004 | 2025 | 0.38 mi |
| 9 Lehigh Street | 29th St SW - NE | 18,443 | 2020 | 0.38 mi |
| 10 State Ave | Lehigh St - N | 11,391 | 2025 | 0.39 mi |





Divisible for Credit Tenant



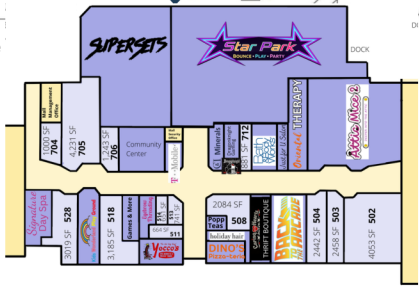
☐ ← Indicates Space Available

Junior Anchor Vacancy:

- ±17,500 SF
- Divisible for Credit Tenant

Retail Space Vacancies:

- 651 SF - 4,053 SF



Additional featured national, regional, and local tenants include:

- Starbucks
- Bath and Body Works
- Blick Art Materials
- Eric J Loch Jewelers
- Yocco's-The Hot Dog King
- Bank of America
- A1 Steakhouse
- Petco
- Mavis Discount Tire
- Mattress Firm

We currently have retail available for immediate lease at the Mall. There are also Kiosk opportunities and temporary space opportunities available. Please call for details.

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