

**INCOME-PRODUCING**

MIXED USE FOR SALE - ALLENTOWN, PA

3144 Hamilton Blvd  
Allentown, PA 18103



**kw**  
KELLER WILLIAMS.  
REAL ESTATE

 **THE James Balliet**  
PROPERTY GROUP

Highly visible, freestanding income producing mixed use property with 1,560 SF retail/ office space available for immediate lease.

This freestanding building is also available for sale and would be perfect for a small business or unique retail; or office concept. This property was a jewelry store for many years. Great uses include retail, café, general business, medical office, and professional services.

## PROPERTY HIGHLIGHTS

- Fantastic visibility with easy access to I-78, I-476, Rt. 309 and US-22
- Premier signage on highly traveled roadway
- Investment income with three apartments on 2nd & 3rd Floors
- Charming courtyard and entrance
- Close proximity to Cedar Crest College, Lehigh Valley Health Network, St. Luke's, Dorney Park, restaurants and many amenities



**SPACE AVAILABLE**

**1,560 SF RETAIL/OFFICE AVAILABLE FOR LEASE  
\$25/SF NNN**



**James Balliet**  
610-972-6808

**Brian Bailey**  
484-357-8559

**Keller Williams Allentown**  
610-435-1800

1605 N. Cedar Crest Blvd  
Suite 309  
Allentown, PA 18104

[www.JBPropertyGroup.com](http://www.JBPropertyGroup.com)  
[Brian@JBPropertyGroup.com](mailto:Brian@JBPropertyGroup.com)  
[James@JBPropertyGroup.com](mailto:James@JBPropertyGroup.com)

## SALE INFO



3144 Hamilton Blvd · Allentown, PA 18103

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Building Size: 3,898 SF  
Three Apartments  
One Retail Space: 1,560 SF  
Zoned: Highway  
Commercial  
Parking: 6 Spaces  
Located: Intersection of  
Hamilton Blvd & Cedar  
Crest Blvd  
Sale Price: \$949,000



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# PROPERTY LOCATION



Property enjoys close proximity to Cedar Crest College, Lehigh Valley Health Network, St. Luke's, Dorney Park, restaurants and many amenities!

Fantastic visibility with easy access to I-78, I-476, Rt. 309 and US-22



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# DEMOGRAPHICS



**James Balliet**  
PROPERTY GROUP

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	7,642	106,321	223,098	458,670	189,740
5 Yr Growth	0.5%	0.8%	0.8%	0.7%	0.8%
Median Age	43	39	38	39	38
5 Yr Forecast	42	40	39	40	39
White / Black / Hispanic	74% / 8% / 12%	52% / 8% / 37%	52% / 8% / 38%	62% / 8% / 28%	50% / 8% / 38%
5 Yr Forecast	74% / 8% / 12%	52% / 8% / 37%	52% / 8% / 38%	62% / 8% / 28%	50% / 8% / 38%
Employment	37,305	84,183	142,857	274,524	93,521
Buying Power	\$261.8M	\$2.5B	\$5.3B	\$12.2B	\$4.5B
5 Yr Growth	-0.9%	-0.4%	-0.2%	0.2%	0.1%
College Graduates	44.4%	28.8%	26.8%	29.2%	32.8%

POPULATION

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive			
2008 Households by MI Income	2,768	46,757	96,261	20,261	75,881			
<\$25,000	351	12,58%	6,191	20,12%	16,739	19,87%	14,436	20,19%
\$25,000 - \$50,000	328	11,79%	6,530	20,88%	17,883	20,21%	14,888	20,51%
\$50,000 - \$75,000	502	17,99%	7,362	17,83%	16,388	18,26%	12,865	18,02%
\$75,000 - \$100,000	284	10,19%	4,812	11,33%	8,570	11,36%	8,182	11,44%
\$100,000 - \$125,000	270	9,69%	3,159	7,64%	6,720	7,98%	5,710	7,99%
\$125,000 - \$150,000	342	12,29%	2,852	7,20%	8,010	7,13%	5,190	7,29%
\$150,000 - \$200,000	324	11,61%	3,349	8,23%	8,814	8,98%	5,777	8,08%
\$200,000+	389	13,94%	2,722	6,99%	5,959	7,07%	6,940	9,49%
2008 Avg Household Income	\$76,174	\$66,497	\$66,666	\$66,666	\$66,704			
2008 Med Household Income	\$60,637	\$61,471	\$60,266	\$60,266	\$60,266			

HOUSEHOLD  
INCOME

HOUSING  
INFO

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Housing					
Median Home Value	\$298,032	\$247,822	\$241,698	\$254,160	\$241,239
Median Year Built	1982	1982	1985	1985	1984
Owner / Renter Occupied	80% / 20%	58% / 44%	58% / 44%	62% / 37%	54% / 46%

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# TRAFFIC INFO

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Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Cedar Crest Blvd	Elm Dr - S	18,282	2025	0.04 mi
2 S Cedar Crest Blvd	Hamilton Blvd - S	20,576	2025	0.05 mi
3 Haines Mill Road	Hamilton Blvd - SE	2,103	2020	0.06 mi
4 Haines Mill Rd	Hamilton Blvd - SE	2,294	2025	0.06 mi
5 Hamilton Blvd	S Cedar Crest Blvd - SW	11,773	2024	0.10 mi
6 Hamilton Blvd	Haines Mill Rd - NE	23,526	2024	0.14 mi
7 Hamilton Boulevard	S Cedar Crest Blvd - SW	11,643	2025	0.20 mi
8 Hamilton Blvd Byp	S Cedar Crest Blvd - NE	10,886	2025	0.21 mi
9 Hamilton Boulevard Bypass	Hamilton Blvd - NE	11,695	2022	0.22 mi
10 Hamilton Blvd Byp	S Cedar Crest Blvd - SW	11,442	2025	0.27 mi

#### TRAFFIC COUNTS



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