

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
\$22/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
Brian@JBPropertyGroup.com
James@JBPropertyGroup.com

SALE INFO



3144 Hamilton Blvd · Allentown, PA 18103

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: \$899,000



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
Brian@JBPropertyGroup.com
James@JBPropertyGroup.com

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



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
Brian@JBPropertyGroup.com
James@JBPropertyGroup.com

DEMOGRAPHICS



James Balliet
PROPERTY GROUP

Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	7,642	106,321	223,098	458,670	109,740
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% / 16% / 13%	52% / 8% / 37%	52% / 8% / 38%	62% / 6% / 28%	50% / 8% / 38%
5 Yr Forecast	74% / 16% / 13%	52% / 8% / 37%	52% / 8% / 38%	62% / 6% / 28%	50% / 8% / 38%
Employment	37,835	84,183	142,857	274,534	93,521
Buying Power	\$261.8M	\$2.5B	\$5.3B	\$12.2B	\$4.5B
5 Yr Growth	-0.8%	-0.4%	-0.4%	0.3%	0.1%
College Graduates	44.4%	28.8%	28.8%	29.3%	32.8%

POPULATION

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
2004 Households by HH Income	2,764	46,707	84,261	15,481	75,481
<\$25,000	351 12.58%	8,191 20.12%	16,739 19.87%	14,436 20.19%	14,436 20.19%
\$25,000 - \$50,000	328 11.78%	8,500 20.88%	17,063 20.35%	14,666 20.51%	14,666 20.51%
\$50,000 - \$75,000	502 17.99%	7,362 17.93%	15,386 18.26%	12,865 18.02%	12,865 18.02%
\$75,000 - \$100,000	284 10.19%	4,612 11.33%	9,570 11.36%	8,182 11.44%	8,182 11.44%
\$100,000 - \$125,000	270 9.68%	3,169 7.64%	6,720 7.98%	5,715 7.99%	5,715 7.99%
\$125,000 - \$150,000	342 12.28%	2,932 7.20%	6,010 7.13%	5,190 7.26%	5,190 7.26%
\$150,000 - \$200,000	324 11.61%	3,349 8.23%	6,814 8.09%	5,777 8.08%	5,777 8.08%
\$200,000+	369 13.94%	2,722 6.69%	5,959 7.07%	4,640 6.49%	4,640 6.49%
2004 Avg Household Income	\$18,174	\$6,497	\$6,668	\$6,134	\$6,134
2004 Med Household Income	\$9,837	\$4,877	\$5,964	\$4,368	\$4,368

HOUSEHOLD INCOME

HOUSING INFO

Housing	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Median Home Value	\$298,032	\$247,822	\$241,698	\$254,180	\$241,239
Median Year Built	1963	1962	1965	1966	1964
Owner / Renter Occupied	80% / 20%	98% / 44%	96% / 44%	63% / 37%	94% / 48%

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
Brian@JBPropertyGroup.com
James@JBPropertyGroup.com

TRAFFIC INFO

kw
KELLERWILLIAMS.
REAL ESTATE

James Balliet
PROPERTY GROUP

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



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
Brian@JBPropertyGroup.com
James@JBPropertyGroup.com

OFFERED BY:

James Balliet

C 610-972-6808

James@JBPropertyGroup.com

Brian Bailey

C 484-357-8559

Brian@JBPropertyGroup.com

Keller Williams Real Estate

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

O 610-435-1800



Michael
Shettell
Realtor

Ryan
McGeehan
Assoc. Broker

Yousef
Alhaddad
Realtor

Kelly
Schaffer
Realtor

James
Balliet
President

Brian
Bailey
Assoc. Broker

Benjamin
Diaz
Realtor

Doug
Sandlin
Realtor

Michael G.
Mikhoul
Realtor

www.JBPropertyGroup.com



Each office independently owned and operated. Information deemed reliable, but not guaranteed and should be independently verified.