



\$1,700,000

kw
KELLERWILLIAMS.
REAL ESTATE

 **James Balliet**
PROPERTY GROUP

**2900 Hamilton Blvd
Allentown, PA 18103**

This exceptional property is positioned on a rare island parcel along one of Allentown's busiest corridors. The 6,900 SF building is currently occupied by a successful dental operator and a regional engineering firm. The site features shared ingress/egress with Wells Fargo Bank at a signalized intersection and is in close proximity to key institutional and medical uses. The 2400 SF, 6 operatory dental practice is long-standing, fully turnkey, and available for an additional \$600,000.

Located less than one mile from Lehigh Valley Hospital-Cedar Crest and directly across from Cedar Crest College, the site benefits from exceptional visibility and consistent daytime traffic. The surrounding area includes Muhlenberg College, Dorney Park, and PPL Center, drawing steady visitation from students, professionals, and tourists alike.

2900 Hamilton Boulevard represents a one-of-a-kind dental opportunity in the heart of Allentown's West End.

APN	548683974419-1
GLA	6,900 SF
Lot Size	0.49 Acres
Year Built	1985
Parking Ratio	4.88:1,000

BUILDING INFO

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James Balliet
610-972-6808

Yousef Alhaddad
484-725-9709

Keller Williams Allentown
610-435-1800

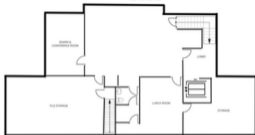
1605 N. Cedar Crest Blvd
Suite 309
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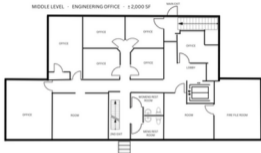
UPPER LEVEL - DENTAL PRACTICE - ±2,400 SF



LOWER LEVEL



MIDDLE LEVEL - ENGINEERING OFFICE - ±2,000 SF



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PROPERTY LOCATION



Property enjoys a centralized location in Allentown, PA:

- Busy Hamilton Blvd/ Route 222
- Across from Cedar Crest College
- Near shopping, Dorney Park, St. Luke's Health and Lehigh Valley Health Network



- Allentown's West Side
- ± .72 Acres
- Island Parcel
- Signalized Intersection

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MEDICAL SPACE

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CONFIDENTIAL OFFERING MEMORANDUM

DENTAL PRACTICE



Long-standing, well-established dental practice available for sale:

- 5,365 active patients in past 18 month period
- Average: 68 new patients per month
- Real Estate and Business can be purchased separately:
 - \$1,700,000 - Real Estate
 - \$600,000 - Dental Practice



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POPULATION

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	9,315	126,853	225,969
2024 Estimate	9,276	125,515	224,329
2020 Census	9,297	123,285	222,749

HOUSEHOLD INCOME

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	3,186	47,540	84,840
<\$25,000	351 11.02%	10,759 22.63%	17,395 20.50%
\$25,000 - \$50,000	433 13.59%	10,308 21.68%	17,453 20.57%
\$50,000 - \$75,000	606 19.02%	8,538 17.96%	15,332 18.07%
\$75,000 - \$100,000	334 10.48%	5,233 11.01%	9,492 11.19%
\$100,000 - \$125,000	313 9.82%	3,582 7.56%	6,773 7.98%
\$125,000 - \$150,000	415 13.03%	2,994 6.30%	6,088 7.18%
\$150,000 - \$200,000	336 10.55%	3,357 7.06%	6,875 7.87%
\$200,000+	308 9.67%	2,759 5.80%	5,632 6.64%
2024 Avg Household Income	\$113,873	\$79,738	\$84,958
2024 Med Household Income	\$96,194	\$57,209	\$61,779

HOUSING INFO

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Size	3,206	46,443	84,094
1-Person Households	809 25.23%	13,679 29.45%	23,348 27.76%
2-Person Households	1,286 40.11%	14,436 31.09%	26,772 31.84%
3-Person Households	459 14.32%	7,266 15.63%	13,452 16.00%
4-Person Households	360 11.26%	5,963 12.84%	11,282 13.42%
5-Person Households	164 5.12%	3,031 6.53%	5,586 6.62%
6-Person Households	61 1.90%	1,231 2.65%	2,189 2.60%
7 or more Person Households	34 1.06%	633 1.37%	1,485 1.77%
2024 Average Household Size	2.40	2.80	2.80
Households			
2029 Projection	3,194	48,126	85,517
2024 Estimate	3,185	47,539	84,841
2020 Census	3,207	46,444	84,094
Growth 2024 - 2029	0.28%	1.24%	0.80%
Growth 2020 - 2024	-0.69%	2.36%	0.89%

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Street	Cross Street	Cross Str Dir	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.
1 Reading Rd	S 30th St	0.02 NE	2025	19,188	MPSI	.06
2 Reading Rd	S 30th St	0.02 NE	2024	19,409	MPSI	.07
3 Hamilton Blvd Byp	Hamilton Blvd	0.10 NE	2025	11,652	MPSI	.14
4 Hamilton Blvd Byp	Hamilton Blvd	0.10 NE	2022	10,890	MPSI	.14
5 Hamilton Boulevard	S Cedar Crest Blvd	0.11 SW	2025	11,643	MPSI	.25
6 Hamilton Blvd	S Cedar Crest Blvd	0.11 SW	2023	11,791	MPSI	.25
7 Hamilton Blvd Byp	S Cedar Crest Blvd	0.09 SW	2025	11,442	MPSI	.27
8 Hamilton Boulevard Bypass	S Cedar Crest Blvd	0.09 SW	2020	11,769	MPSI	.27
9 Hamilton Blvd	Miller St	0.03 SW	2018	16,926	MPSI	.28
10 Hamilton Blvd	Miller St	0.03 SW	2025	17,793	MPSI	.28

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