

SOUTH MALL

3300 Lehigh St - Allentown, PA 18103



RETAIL SPACE FOR LEASE

JAMES BALLIET

ANCHOR TENANT LEASING

☎ 610-972-6808
610-435-1800

James@JBPropertyGroup.com

BENJAMIN DIAZ

MALL LEASING

☎ 484-705-9655
610-435-1800

BDiaz@JBPropertyGroup.com

**THE JAMES BALLIET PROPERTY GROUP
KELLER WILLIAMS REAL ESTATE**

1605 N CEDAR CREST BLVD
SUITE 309
ALLENTOWN, PA 18104

SOUTH MALL



The South Mall 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 retail available for immediate lease at the Mall. There are also Kiosk opportunities and temporary space opportunities available. Please call for details. The South Mall is conveniently located on Lehigh Street, just minutes from Rt. 22, Rt. 309 and I-78 exit.

Join: _____



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	67,844	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	\$76,690
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%

SOUTH MALL

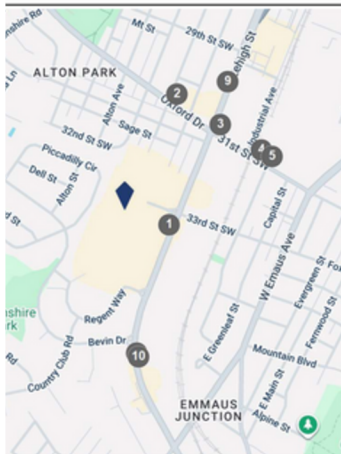
The South Mall is located less than one-half mile from Route I-78

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





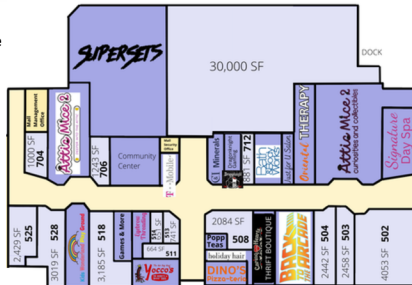
□ — Indicates Space Available

Junior Anchor Vacancies:

- ±17,500 SF
- ±30,000 SF

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
- Jack Williams Tire & Auto
- Mattress Firm

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James Balliet
Anchor Tenant Leasing
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com

Benjamin Diaz
Interior Mall Leasing
O 610-435-1800
C 484-705-9655
BDiaz@JBPropertyGroup.com

www.JBPropertyGroup.com



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

