

# SOUTH MALL

3300 Lehigh St - Allentown, PA 18103



RETAIL SPACE FOR LEASE

## JAMES BALLIET

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## THE JAMES BALLIET PROPERTY GROUP KELLER WILLIAMS REAL ESTATE

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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:** \_\_\_\_\_

**GIANT**  
Coming Soon

Bath & Body Works

**Burlington**

**ROSS**  
DRESS FOR LESS®

**petco**



**TACO BELL**

**Wine & Spirits**  
**MATTRESS FIRM**



## SOUTH MALL



# SOUTH MALL

## DEMOGRAPHICS



	1 Mile	2 Miles	3 Miles	4 Miles	5 Miles	10 Miles	15 Miles	
<b>Total Transportation</b>	\$916.1K	26.76%	\$858K	26.52%	\$746.2K	23.27%	\$1.2B	36.84%
Vehicle Purchases	\$128K	12.26%	\$275.5K	12.21%	\$684.2K	12.52%	\$1.2B	12.86%
Gasoline	\$23.2K	0.24%	\$152.7K	0.36%	\$100.2K	0.47%	\$275.7K	0.26%
Vehicle Expenses	\$66K	0.62%	\$14.8K	0.34%	\$13.5K	0.21%	\$14.5K	0.04%
Transportation	\$24.4K	0.23%	\$71.5K	0.21%	\$103K	1.02%	\$274.2K	2.26%
Automotive Repair & Maintenance	\$27.2K	0.24%	\$76.5K	0.22%	\$140.2K	1.32%	\$263.5K	2.26%
<b>Total Health Care</b>	\$38.8K	0.86%	\$11.7K	0.85%	\$288.1K	4.87%	\$688.8K	8.87%
Medical Services	\$23.4K	2.07%	\$68K	2.82%	\$158.8K	2.87%	\$288.2K	2.92%
Prescription Drugs	\$11.4K	1.45%	\$13.7K	1.42%	\$75.8K	1.48%	\$145K	1.17%
Medical Supplies	\$4.5K	0.25%	\$12.5K	0.24%	\$25.7K	0.24%	\$35.7K	0.24%
<b>Total Education/Day Care</b>	\$48.4K	0.86%	\$158K	1.76%	\$228K	0.96%	\$688K	0.86%
Education	\$28.5K	0.36%	\$83.5K	3.36%	\$228K	3.73%	\$353.5K	3.82%
Fees & Admissions	\$17.5K	0.19%	\$74.5K	2.17%	\$122K	2.25%	\$214.5K	2.17%

## Income & Spending Demographics

1500 Lehigh St

	1 Mile	2 Miles	3 Miles	4 Miles	5 Miles	10 Miles	15 Miles	
<b>2011 Households by HH Income</b>	27,758	36,718	17,617	17,617	28,236	18,874	28,236	
<\$25,000	4,821	17.32%	15,887	18.82%	28,236	18.82%	41,432	14.79%
\$25,000 - \$50,000	8,238	29.47%	18,274	21.74%	27,225	21.74%	41,432	14.78%
\$50,000 - \$75,000	8,838	31.66%	15,887	17.42%	28,236	17.42%	47,483	17.02%
\$75,000 - \$100,000	3,843	13.84%	8,727	12.12%	22,728	12.82%	38,211	13.52%
\$100,000 - \$125,000	3,125	11.27%	8,241	10.22%	18,711	11.21%	30,922	10.88%
\$125,000 - \$150,000	1,288	4.64%	4,599	5.72%	11,825	6.72%	21,483	8.02%
\$150,000 - \$200,000	1,215	4.38%	5,235	6.24%	12,888	7.21%	25,222	9.02%
\$200,000+	1,488	5.36%	4,278	5.22%	12,121	6.82%	28,474	10.22%
<b>2011 Avg Household Income</b>	\$68,287	\$68,137	\$72,224	\$68,137	\$68,137	\$68,137	\$68,137	
<b>2011 Med Household Income</b>	\$68,284	\$68,137	\$68,137	\$68,137	\$68,137	\$68,137	\$68,137	
<b>Total Specified Consumer Spending</b>	\$219.8K	\$2.9K	\$2.9K	\$2.9K	\$2.9K	\$2.9K	\$2.9K	
Total Apparel	\$48.8K	0.41%	\$158K	0.48%	\$288.2K	0.48%	\$478.5K	0.48%
Women's Apparel	\$18.8K	2.04%	\$68.5K	2.04%	\$112.5K	2.04%	\$188.2K	2.04%
Men's Apparel	\$8.7K	1.07%	\$25.7K	1.07%	\$58.5K	1.07%	\$88.2K	1.07%
Kid's Apparel	\$12.5K	0.28%	\$38.5K	0.28%	\$105.5K	0.28%	\$178.2K	0.28%
Baby's Apparel	\$2.4K	0.28%	\$7.2K	0.21%	\$18.5K	0.28%	\$24.7K	0.21%
Infant Apparel	\$2.4K	0.21%	\$6.5K	0.28%	\$13.5K	0.28%	\$21.2K	0.24%
Footwear	\$15.2K	1.25%	\$38.5K	1.07%	\$87.5K	1.24%	\$112.2K	1.21%
Total Entertainment & Hobbies	\$15.8K	1.84%	\$18.2K	1.84%	\$18.2K	1.84%	\$18.2K	1.84%
Entertainment	\$12.5K	1.84%	\$17.2K	1.84%	\$18.2K	1.84%	\$18.2K	1.84%
Audio & Visual Equipment/Services	\$2.5K	3.64%	\$6.5K	3.64%	\$18.2K	3.64%	\$38.2K	3.64%
Reading Materials	\$1.2K	0.22%	\$3.5K	0.21%	\$12.5K	0.22%	\$21.2K	0.24%
Books, Toys, & Hobbies	\$25.2K	2.48%	\$38.5K	2.48%	\$127.5K	2.17%	\$238.2K	2.04%
Personal Care	\$38.2K	3.58%	\$127.5K	5.82%	\$178.2K	5.17%	\$338.2K	5.04%
<b>Total Food and Beverage</b>	\$288.2K	28.82%	\$278.2K	28.82%	\$1.2K	28.82%	\$2.9K	28.82%
Food At Home	\$124.7K	15.25%	\$288.2K	15.25%	\$271.2K	15.25%	\$1.48	14.75%
Food Away From Home	\$288.2K	11.24%	\$288.2K	11.24%	\$288.2K	11.24%	\$18	11.24%
Alcoholic Beverages	\$178.2K	1.84%	\$478.2K	1.84%	\$128.2K	1.84%	\$174.2K	1.84%
<b>Total Household</b>	\$188.2K	14.21%	\$188.2K	14.21%	\$688.2K	14.21%	\$1.2K	14.21%
House Maintenance & Repair	\$28.2K	3.76%	\$88.2K	3.82%	\$278.2K	3.76%	\$288.2K	3.76%
Household Dishes & Furnishings	\$88.2K	0.25%	\$188.2K	0.25%	\$188.2K	0.25%	\$278.2K	0.25%
Household Operations	\$27.2K	4.02%	\$188.2K	4.02%	\$188.2K	4.02%	\$27.2K	4.02%
Household	\$178.2K	1.75%	\$288.2K	1.84%	\$88.2K	1.75%	\$188.2K	1.75%

# SOUTH MALL

Population	3 Miles	5 Miles	10 Miles	15 Miles	30 Min. Drive
Population	70,116	211,614	457,079	641,302	732,029
5 Yr Growth	1.4%	1.7%	1.9%	0.8%	0.8%
Median Age	39	36	40	41	41
5 Yr Forecast	40	39	41	42	42
White / Black / Hispanic	80% / 12% / 32%	77% / 14% / 38%	81% / 11% / 28%	68% / 15% / 22%	85% / 8% / 20%
5 Yr Forecast	80% / 12% / 32%	77% / 14% / 38%	81% / 11% / 28%	68% / 15% / 22%	84% / 9% / 22%
Employment	63,712	121,531	266,016	326,790	373,617
Buying Power	\$1.78	\$4.88	\$11.88	\$18.38	\$21.28
5 Yr Growth	3.1%	3.4%	3.6%	0.1%	1.2%
College Graduates	25.1%	24.4%	27.4%	36.0%	36.3%
<b>Household</b>					
Households	27,727	80,178	175,815	244,843	280,293
5 Yr Growth	1.4%	1.8%	1.9%	0.8%	0.8%
Median Household Income	\$63,064	\$60,061	\$67,382	\$74,615	\$75,685
5 Yr Forecast	\$64,153	\$60,999	\$68,472	\$74,252	\$76,172
Average Household Income	\$83,057	\$80,727	\$88,183	\$98,630	\$99,214
5 Yr Forecast	\$84,115	\$81,756	\$89,424	\$98,853	\$99,955
% High Income (>\$75K)	43%	40%	45%	50%	50%
<b>Housing</b>					
Median Home Value	\$198,218	\$212,123	\$224,801	\$267,077	\$267,190
Median Year Built	1961	1962	1964	1970	1969
Owner / Renter Occupied	62% / 37%	61% / 39%	66% / 34%	68% / 32%	68% / 32%

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



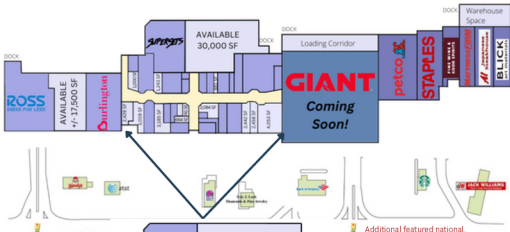
## COUNTS BY STREETS

	Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1	Lehigh St	1st Ave - NE	21,082	2022	0.13 mi
2	S 24th St	Diamond Ave - NW	9,635	2022	0.29 mi
3	31st St SW	Lehigh St - NW	9,021	2022	0.30 mi
4	31st St SW	Berger St - NW	9,038	2022	0.37 mi
5	State Avenue	E Harrison St - SE	5,790	2020	0.38 mi
6	Lehigh St	29th St SW - NE	23,932	2022	0.38 mi
7	Lehigh Street	29th St SW - NE	18,443	2020	0.38 mi
8	State Ave	Lehigh St - N	11,094	2022	0.39 mi
9	W Emmaus Ave	Eagle St - NE	11,020	2022	0.39 mi
10	29th St SW	Moravian Ave - NW	15,533	2022	0.48 mi



## TRAFFIC COUNTS

Lehigh St/1st Ave	<b>21.1K</b>
S 24th St/Diamond Ave	<b>9.6K</b>
31st St SW/Lehigh St	<b>9K</b>
31st St SW/Berger St	<b>9K</b>



■ 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

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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