SOUTH MALL

3300 Lehigh St - Allentown, PA 18103



RETAIL SPACE FOR LEASE

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ALLENTOWN, PA 18104

South Mall













Join New Anchor Tenants – Giant Foods and Burlington!

The South Mall on Lehigh Street 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 multiple retail spaces available for immediate lease at the South Mall. There are many flexible temporary space opportunities available.

Please call for details!

The South Mall is conveniently located on Lehigh Street just minutes from I-78 exit.

Join:

GIANT Coming Soon
ROSS DRESS FOR LESS
petco
TACO BELL
Bath & Body Works
STARBUCKS COFFEE
Star Park
Wine & Spirits
Burlington
STAPLES
MATTRESSFIRM

South Mall


SOUTH MALL
GIANT
Burlington
Bath & Body Works
ROSS
DRESS FOR LESS
petco
TACO BELL
STAPLES
Wine & Spirits
Yocco's
STARBUCKS COFFEE
St Luke's
UNIVERSITY HEALTH NETWORK
ups
KELLY
ALTON PARK
INTERSTATE 78
Lindberg Ave
Mack
HISTORICAL MUSEUM
LEHIGH PARKWAY
M&T Bank
DUNKIN'
Auto Zone
SHEETZ
LEHIGH ST
THE HOME DEPOT
XLL
KIA
ALLENTOWN KIA
Wawa
ACURA
Lehigh Valley
Lehigh Valley Hyundai
Mercedes-Benz of Lehigh Valley
KELLY
SCOTT
Buick GMC
KELLY
Lehigh Valley Honda
TurkeyHill
Minit Markets
HALTEMAN
W EMAUS AVE
BENNETT
TOYOTA ALLENTOWN
A World of Difference
Redner's
Serving Our Local Communities Since 1970
MAVIS DISCOUNT TIRE
BIG LOTS!
AAA
SUNOCO
INFINITI
BENNETT INFINITI OF ALLENTOWN
WILDLANDS
CONSERVANCY
SOUTH MOUNTAIN
INTERSTATE 78

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	67,644	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

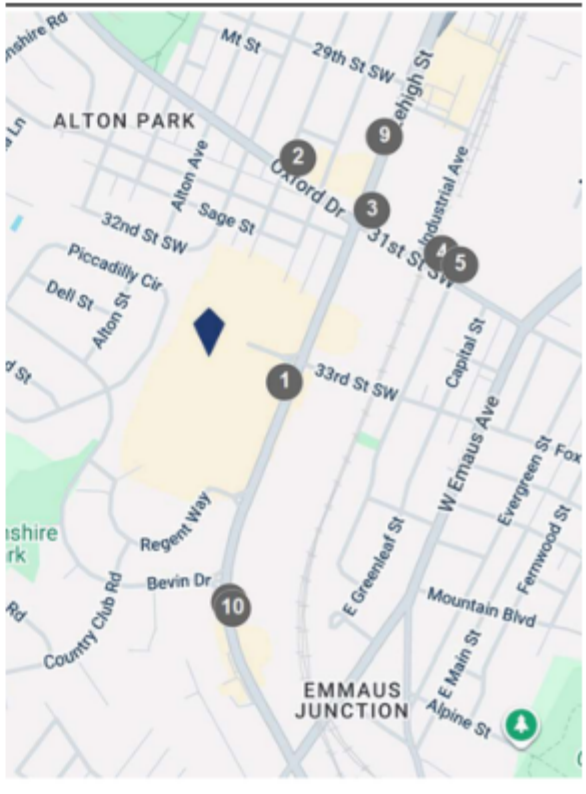
The South Mall is located less than one-half mile from Route I-78

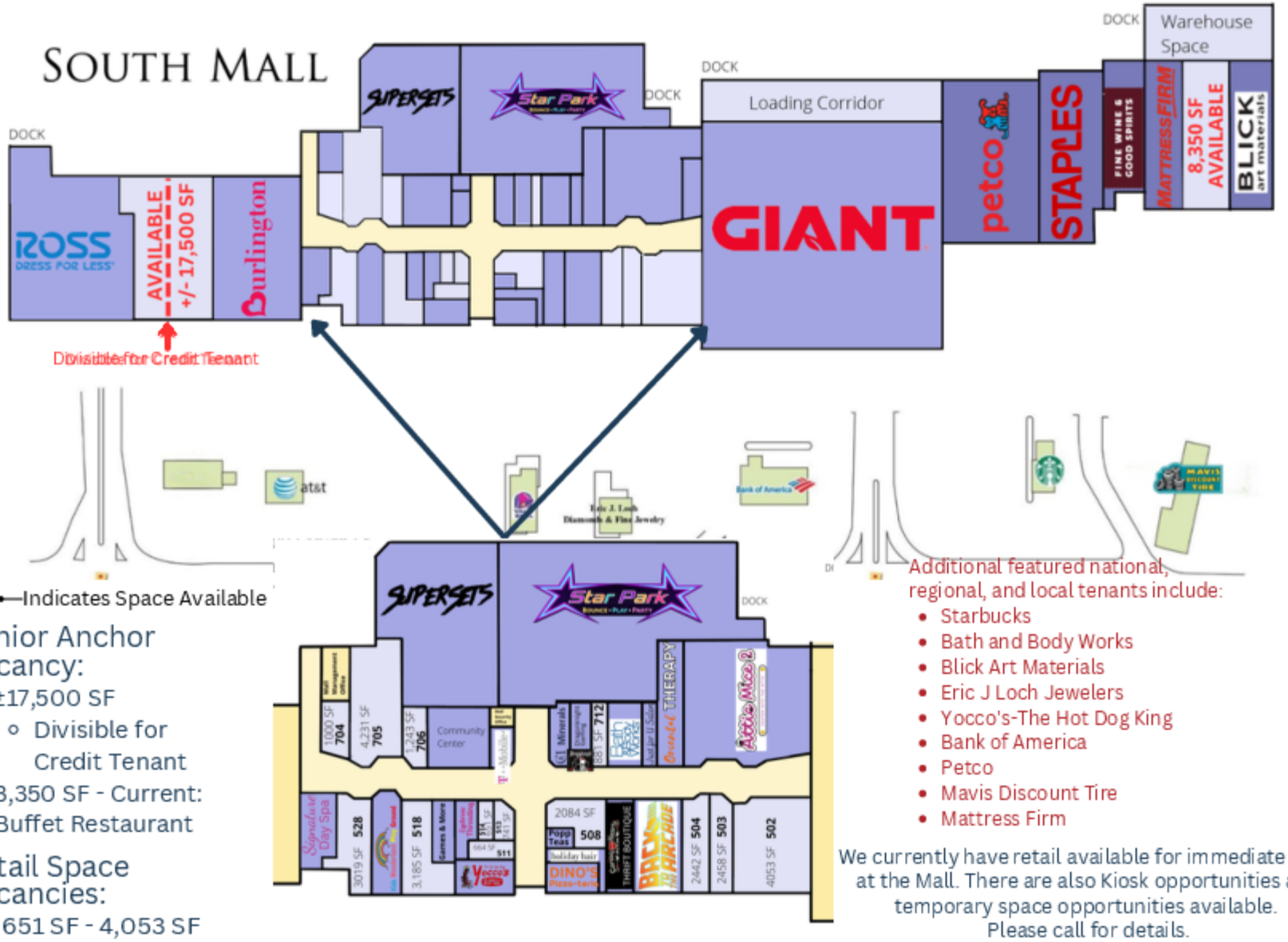
TRAFFIC COUNTS

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





Junior Anchor Vacancy:

- ±17,500 SF
  - Divisible for Credit Tenant
- 8,350 SF - Current: Buffet Restaurant

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
- Petco
- Mavis Discount Tire
- 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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