

# SOUTH MALL

3300 Lehigh St - Allentown, PA 18103



RETAIL SPACE FOR LEASE

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1605 N CEDAR CREST BLVD  
SUITE 309  
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



**Wine & Spirits**

**Burlington**

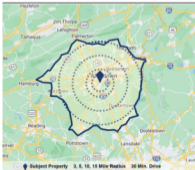
**STAPLES**

**MATTRESS FIRM**

# SOUTH MALL



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## Income & Spending Demographics

**3300 Lehigh St**

	3 Miles	5 Miles	10 Miles	30 Min. Drive
<b>2024 Households by HH Income</b>	<b>27,319</b>	<b>79,794</b>	<b>175,885</b>	<b>280,932</b>
<\$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%	8,990 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	2,256 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%	5,623 7.30%	15,238 8.67%	26,991 9.61%
<b>2024 Avg Household Income</b>	<b>\$47,239</b>	<b>\$46,496</b>	<b>\$49,568</b>	<b>\$49,167</b>
<b>2024 Med Household Income</b>	<b>\$48,012</b>	<b>\$42,585</b>	<b>\$49,303</b>	<b>\$76,791</b>

	3 Miles	5 Miles	10 Miles	15 Miles	30 Min. Drive
<b>Population</b>	<b>70,803</b>	<b>212,806</b>	<b>499,195</b>	<b>858,347</b>	<b>733,837</b>
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	96% / 1% / 36%	92% / 8% / 38%	92% / 6% / 28%	88% / 5% / 23%	70% / 5% / 21%
5 Yr Forecast	96% / 1% / 36%	92% / 8% / 38%	92% / 6% / 28%	87% / 5% / 23%	70% / 5% / 21%
Employment	67,644	127,954	279,923	333,268	379,602
Buying Power	\$1.88	\$98	\$12.28	\$218	\$21.68
5 Yr Growth	-0.5%	0%	0.2%	3.7%	0.4%
College Graduates	26.8%	26.3%	29.0%	36.2%	36.3%
<b>Household</b>	<b>27,320</b>	<b>79,793</b>	<b>175,885</b>	<b>251,471</b>	<b>280,932</b>
5 Yr Growth	0.6%	0.8%	0.7%	2.6%	0.5%
Median Household Income	\$65,012	\$62,585	\$68,303	\$63,696	\$78,791
5 Yr Forecast	\$64,367	\$62,071	\$68,967	\$64,565	\$79,680
Average Household Income	\$47,239	\$46,496	\$49,568	\$49,113	\$49,167
5 Yr Forecast	\$47,583	\$46,833	\$49,761	\$49,211	\$49,522
% High Income (>\$75K)	43%	41%	46%	54%	51%

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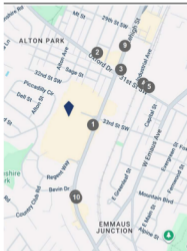
The South Mall is located less than one-half mile from Route I-78

## TRAFFIC COUNTS

Lehigh St/1st Ave	<b>21.5K</b>
S 24th St/Diamond Ave	<b>9.7K</b>
31st St SW/Lehigh St	<b>9K</b>
31st Street Southwest/Berger St	<b>13.1K</b>

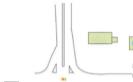
## COUNTS BY STREETS

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





Divisible for Credit Tenant



■ Indicates Space Available

**Junior Anchor Vacancy:**

- ±17,500 SF
- Divisible for Credit Tenant

**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
- 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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