

SOUTH MALL

3300 Lehigh St - Allentown, PA 18103



RETAIL SPACE FOR LEASE

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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: _____

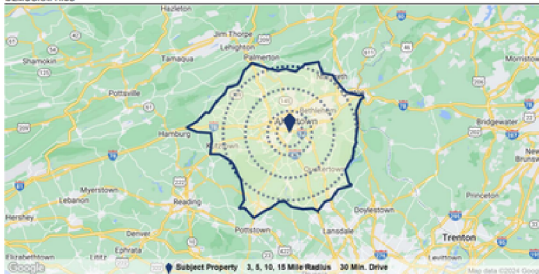


SOUTH MALL



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DEMOGRAPHICS



	3 Miles		5 Miles		10 Miles		30 Min. Drive	
Total Transportation/Maint.	\$210.1M	26.7%	\$89.4M	25.52%	\$1.4B	26.87%	\$2.4B	26.84%
Vehicle Purchases	\$100M	12.26%	\$279.5M	12.01%	\$684.2M	12.52%	\$1.2B	12.86%
Gasoline	\$53.3M	6.54%	\$152.7M	6.56%	\$350.3M	6.41%	\$579.7M	6.26%
Vehicle Expenses	\$5M	0.62%	\$14.8M	0.64%	\$33.5M	0.61%	\$54.6M	0.59%
Transportation	\$24.4M	3.00%	\$70.5M	3.03%	\$165M	3.02%	\$274.2M	2.96%
Automotive Repair & Maintenance	\$27.3M	3.34%	\$76.5M	3.29%	\$180.2M	3.30%	\$303.3M	3.28%
Total Health Care	\$39.6M	4.8%	\$111.7M	4.8%	\$261.1M	4.87%	\$466.6M	4.97%
Medical Services	\$23.4M	2.87%	\$60M	2.83%	\$156.6M	2.87%	\$268.8M	2.90%
Prescription Drugs	\$11.9M	1.45%	\$33.1M	1.42%	\$79.8M	1.46%	\$140M	1.51%
Medical Supplies	\$4.5M	0.55%	\$12.6M	0.54%	\$29.7M	0.54%	\$51M	0.55%
Total Education/Day Care	\$46.4M	5.6%	\$134M	5.7%	\$335M	5.8%	\$564M	5.9%
Education	\$28.5M	3.50%	\$83.5M	3.59%	\$202M	3.70%	\$353.9M	3.82%
Fees & Admissions	\$17.9M	2.19%	\$50.5M	2.17%	\$123M	2.25%	\$210.1M	2.27%

Income & Spending Demographics

3500 Lehigh St.

	3 Miles		5 Miles		10 Miles		30 Min. Drive	
2023 Households by HH Income	27,724		85,178		178,817		286,282	
<\$25,000	4,801	17.32%	15,897	19.83%	29,585	16.53%	41,450	14.79%
\$25,000 - \$50,000	6,229	22.47%	18,274	22.79%	37,225	21.17%	50,550	17.86%
\$50,000 - \$75,000	4,838	17.45%	13,947	17.40%	29,930	17.02%	47,845	17.00%
\$75,000 - \$100,000	3,643	13.14%	9,727	12.13%	22,726	12.93%	36,521	13.03%
\$100,000 - \$125,000	3,125	11.27%	8,041	10.03%	19,711	11.21%	30,502	10.88%
\$125,000 - \$150,000	1,688	6.09%	4,569	5.70%	11,825	6.73%	22,483	8.02%
\$150,000 - \$200,000	1,915	6.91%	5,245	6.54%	12,564	7.21%	25,222	9.00%
\$200,000+	1,485	5.36%	4,479	5.59%	12,131	6.90%	26,418	9.43%
2023 Avg Household Income	\$83,887		\$88,737		\$98,183		\$98,274	
2023 Med Household Income	\$63,964		\$69,861		\$87,382		\$78,685	

	3 Miles		5 Miles		10 Miles		30 Min. Drive	
Total Specified Consumer Spending	\$915.4M		\$2.3B		\$5.5B		\$9.3B	
Total Apparel	\$43.3M	5.31%	\$129M	5.6%	\$296.3M	5.34%	\$476.6M	5.1%
Women's Apparel	\$16.6M	2.04%	\$48.5M	2.09%	\$110.3M	2.02%	\$185.7M	2.01%
Men's Apparel	\$8.7M	1.07%	\$25.7M	1.10%	\$58.6M	1.07%	\$99.1M	1.07%
Girl's Apparel	\$3.2M	0.39%	\$9.5M	0.41%	\$20.4M	0.37%	\$33.1M	0.36%
Boy's Apparel	\$2.4M	0.29%	\$7.2M	0.31%	\$15.4M	0.28%	\$24.7M	0.27%
Infant Apparel	\$2.2M	0.27%	\$6.5M	0.28%	\$13.9M	0.25%	\$21.9M	0.24%
Footwear	\$10.2M	1.25%	\$30.6M	1.31%	\$67.6M	1.24%	\$112.2M	1.21%

	3 Miles		5 Miles		10 Miles		30 Min. Drive	
Total Entertainment & Hobbies	\$118.8M	13.6%	\$314.3M	13.6%	\$749.4M	13.7%	\$1.3B	13.84%
Entertainment	\$13.7M	1.68%	\$37.2M	1.60%	\$90.9M	1.66%	\$156.8M	1.69%
Audio & Visual Equipment/Service	\$29.7M	3.64%	\$84.6M	3.64%	\$194.1M	3.55%	\$322.8M	3.49%
Reading Materials	\$1.8M	0.22%	\$4.9M	0.21%	\$12.4M	0.23%	\$21.8M	0.24%
Pets, Toys, & Hobbies	\$20.2M	2.48%	\$55.9M	2.40%	\$137M	2.51%	\$238.9M	2.58%
Personal Items	\$45.5M	5.6%	\$131.6M	5.6%	\$315.1M	5.77%	\$500.6M	5.50%

	3 Miles		5 Miles		10 Miles		30 Min. Drive	
Total Food and Alcohol	\$210.7M	26.4%	\$611.4M	26.4%	\$1.5B	28.0%	\$2.6B	27.6%
Food At Home	\$124.7M	15.30%	\$354.8M	15.68%	\$821.4M	15.04%	\$1.4B	14.70%
Food Away From Home	\$92.5M	11.34%	\$262.7M	11.29%	\$699.5M	11.16%	\$1.9B	11.03%
Alcoholic Beverages	\$15.5M	1.90%	\$43.8M	1.88%	\$103.3M	1.89%	\$174.9M	1.89%

	3 Miles		5 Miles		10 Miles		30 Min. Drive	
Total Household	\$132.3M	16.2%	\$374.1M	16.8%	\$888.8M	16.2%	\$1.5B	16.2%
House Maintenance & Repair	\$33.8M	3.78%	\$85.9M	3.6%	\$207M	3.7%	\$350.7M	3.7%
Household Equip & Furnishings	\$50.6M	6.20%	\$144.3M	6.2%	\$339.9M	6.2%	\$579M	6.22%
Household Operations	\$37.1M	4.55%	\$104.8M	4.5%	\$246.2M	4.51%	\$417.7M	4.51%
Housing Costs	\$13.8M	1.70%	\$39.1M	1.68%	\$95.7M	1.7%	\$164.4M	1.78%

SOUTH MALL

Population	3 Miles	5 Miles	10 Miles	15 Miles	30 Min. Drive
Population	70,116	211,414	457,079	641,302	732,029
5 Yr Growth	1.4%	1.7%	1.9%	0.6%	0.6%
Median Age	39	38	40	41	41
5 Yr Forecast	40	39	41	42	42
White / Black / Hispanic	60% / 12% / 32%	77% / 14% / 38%	81% / 11% / 28%	68% / 5% / 22%	85% / 8% / 20%
5 Yr Forecast	60% / 12% / 32%	77% / 14% / 38%	81% / 11% / 28%	68% / 5% / 22%	84% / 9% / 22%
Employment	63,712	121,531	266,016	325,790	373,617
Buying Power	\$1.7B	\$4.8B	\$11.8B	\$18.3B	\$21.2B
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%
Household					
Households	27,727	80,178	175,815	244,843	280,293
5 Yr Growth	1.4%	1.8%	1.9%	0.6%	0.6%
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%
Housing					
Median Home Value	\$198,218	\$212,123	\$224,801	\$267,077	\$267,190
Median Year Built	1961	1962	1964	1970	1969
Owner / Renter Occupied	63% / 37%	61% / 39%	66% / 34%	66% / 32%	68% / 32%

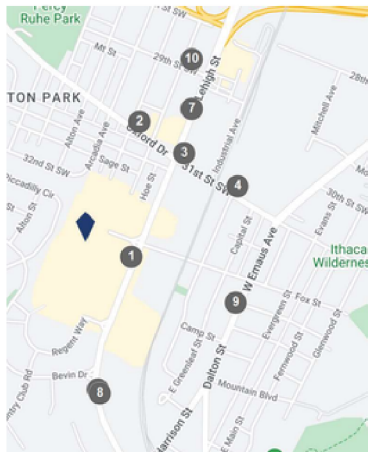
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The South Mall is located less than one-half mile from Route I-78



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



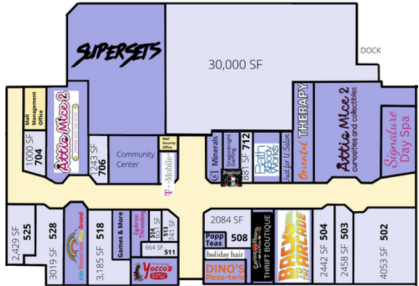
□ — Indicates Space Available

Junior Anchor Vacancies:

- 19,972 SF
- ±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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