

**AVAILABLE | RESTAURANT/RETAIL/OFFICE**  
**Prime Location with Excellent Area Demographics**

**Cedar Crest Blvd and Walbert Ave | Allentown, PA**



### Property Features

- Up to 5,000 square foot Sites
- Restaurant/Retail/Office Available
- Excellent visibility on busy roads and great area demographics

### Location

- Lehigh County
- Highly visible parcel
- Direct access to Route 309 @ traffic signal
- Immediate access to Route 22 and minutes to PA Turnpike and I-78

### Permitted Uses

- Restaurant
- Retail
- Office

### Zoning

Commercial

### Markward Group

5925 Tilghman Street, Suite 900  
Allentown, PA 18104  
p: 610.295.6600  
f: 610.295.6601

MarkwardGroup.com

   @MarkwardGroup

### For more information, please contact listing Broker

**Ann Kline**  
610.295.6602  
akline@MarkwardGroup.com

**Del Markward, SIOR**  
610.295.6600  
dmarkward@MarkwardGroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.







Commercial sites available up  
to 5,000 sqft each

**Markward Group**  
5925 Tilghman Street, Suite 900  
Allentown, PA 18104  
p: 610.295.6600  
f: 610.295.6601  
MarkwardGroup.com  
@MarkwardGroup

For more information, please contact listing Broker

Ann Kline  
610.295.6602  
akline@MarkwardGroup.com

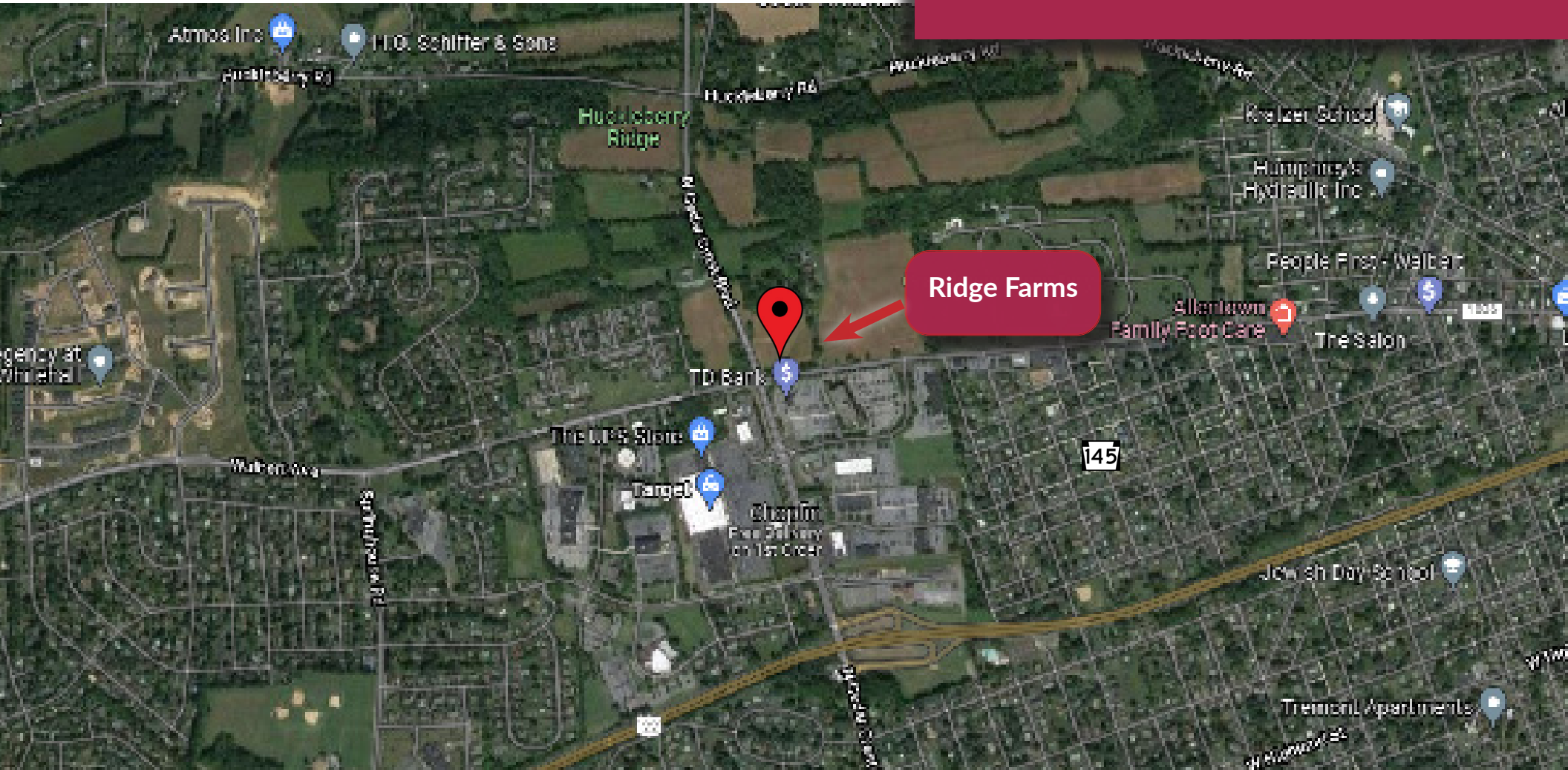
Del Markward, SIOR  
610.295.6600  
dmarkward@MarkwardGroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



**AVAILABLE | RESTAURANT/RETAIL/OFFICE**  
**Excellent Area Demographics and High Visibility**

**Cedar Crest Blvd and Walbert Ave | Allentown, PA**



**Markward Group**  
5925 Tilghman Street, Suite 900  
Allentown, PA 18104  
p: 610.295.6600  
f: 610.295.6601  
MarkwardGroup.com  
   @MarkwardGroup

**For more information, please contact listing Broker**

**Ann Kline**  
610.295.6602  
akline@MarkwardGroup.com

**Del Markward, SIOR**  
610.295.6600  
dmarkward@MarkwardGroup.com





The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

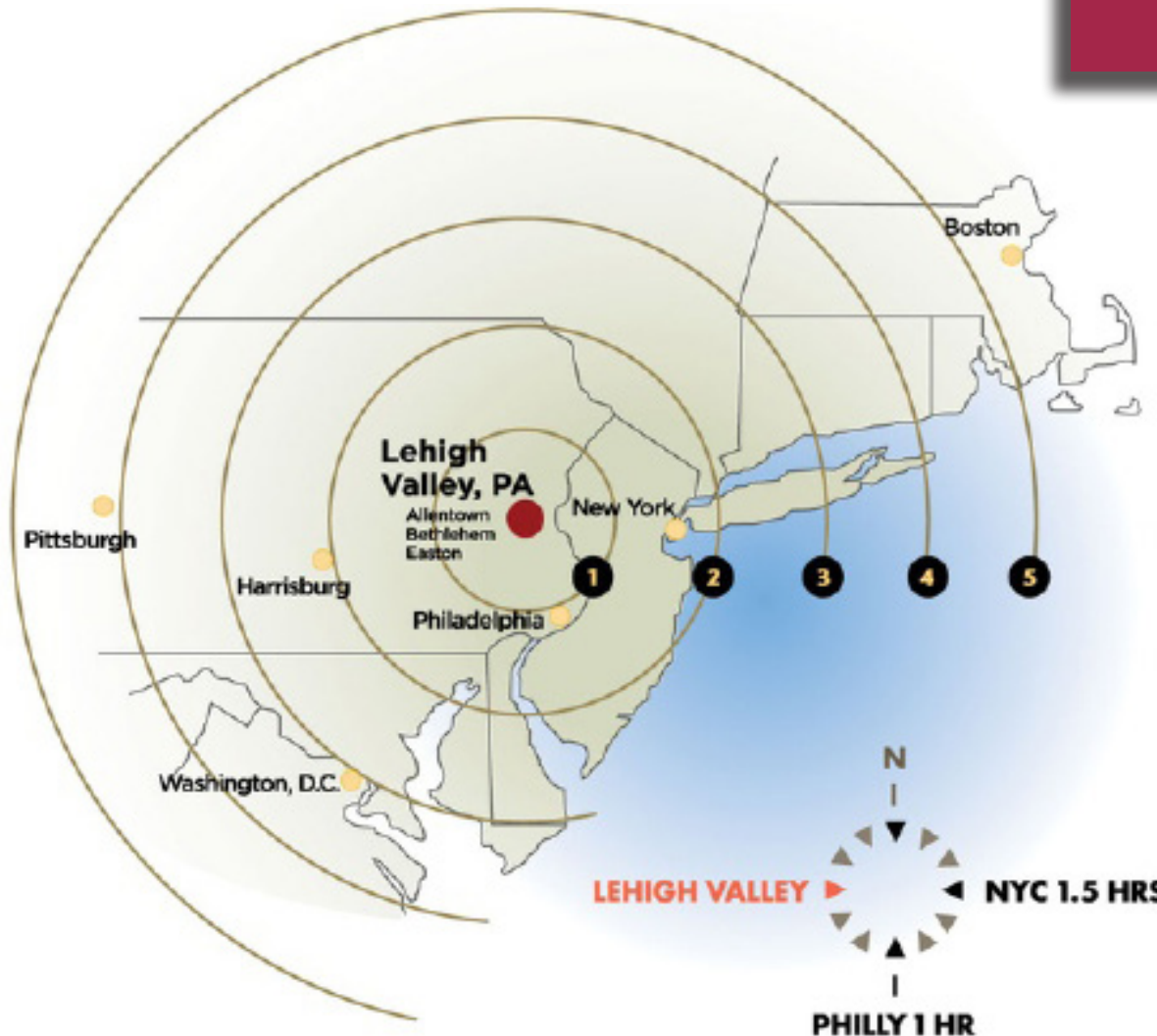
### Lehigh Valley, PA - Location

- 80 Miles West of New York City
- 50 Miles North of Philadelphia

### Demographics

- Great labor pool
- Lehigh Valley ranks second globally in Industrial Growth
- Lehigh Valley ranks among top five in Site Selection Magazine
- Lehigh Valley has best post-recession job growth in Pennsylvania
- Lehigh Valley GDP reaches record-high \$39.1 Billion

	665,411 people
	248,182 households
	\$59,989 median HHI
	344,623 labor force



### Markward Group

5925 Tilghman Street, Suite 900  
Allentown, PA 18104  
p: 610.295.6600  
f: 610.295.6601

MarkwardGroup.com

   @MarkwardGroup

### For more information, please contact listing Broker

Ann Kline  
610.295.6602  
akline@MarkwardGroup.com

Del Markward, SIOR  
610.295.6600  
dmarkward@MarkwardGroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.