



Investment Opportunity | Offering Summary

Shepherd's Corner

5585 Hamilton Boulevard, Trexlertown, PA

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Offering Summary

Colliers is pleased to exclusively offer for sale Shepherd's Corner shopping center at 5585 Hamilton Boulevard, Trexlertown, PA 18106 in Lower Macungie Township, Lehigh County (the "Property").

The 9,512-square foot, six-tenant, new Class A center is 100% leased to a solid roster of franchise tenants on below market net leases with base rent escalations and terms that do not expire until 2032. The Property's weighted average remaining lease term by GLA is 8.38 years as of December 31, 2023.

Neighbors in this bustling commercial corridor include Whole Foods, Costco, Target, Dicks, Nordstrom Rack, DSW, Giant, Home Depot, Burlington, Air Products HQ, Members 1st HQ, PetSmart, Marshalls, and HomeGoods, with Top Golf and Raising Cane's underway in Trexlertown.

Lower Macungie Township is ranked as one of the state's top municipalities, with booming residential, commercial, and industrial logistics sectors. Trade area demographics are powerful with over 3,000 new residential units on way in close proximity to the site.

Just minutes from I-78, I-476, PA-309 and US-222, the Property is well maintained, has excellent curb appeal and visibility with extensive frontage on busy Hamilton Boulevard and additional access at the signaled intersection at Krocks Court.

Vital Data

Address	5585 Hamilton Boulevard Trexlertown, PA 18106	Parking	72 shared spaces total Condo = 5.7 per 1,000 SF
Total GLA SF	9,512	APN	547554086045-3
GLA SF Leased	9,512	Zoning	C - Commercial
% Total GLA Leased	100%	Use	Strip Shopping Center
# Tenants	6	Title	Fee Simple Condominium
% Units / Pads Leased	100%	Offered Price	\$5,600,000
Land Area	1.06 Acres	Offered Price/SF GLA	\$589
# Floors	1	8/31/23 T12 NOI	\$286,886
Year Built	2022	Cap Rate	5.1%
Utilities	Electric, gas, public sewer & water		

Investment Highlights

- **Outstanding opportunity for low leverage and 1031 buyers**
- Below market net leases with rent bumps
- No lease expirations before 2032
- 2022 Class A construction
- All TI completed and paid for by Tenants
- Signaled intersection at Hamilton Boulevard and Krocks Court
- Powerful demographics
- At the heart of the Lehigh Valley's hottest retail corridor
- Centrally located in booming Lower Macungie Township, one of Pennsylvania's strongest