



## WESTGATE MALL

2285 SCHOENERSVILLE ROAD, BETHLEHEM, PENNSYLVANIA

### CONTACT

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# PROPERTY FEATURES

- › Central Lehigh Valley location just off of Route 22 on Schoenersville Road
- › Minutes from major office, medical and residential communities
- › Numerous access points and situated at two signalized intersections
- › Traffic count
  - Schoenersville Road: 22,693 ADT (PennDOT)
- › Lehigh Valley's largest daytime population
- › Tremendous visibility
- › Offers quick regional access to Route 22 and Route 378
- › Plenty of parking for convenient access
- › Join retailers including Weis Supermarket, Bon-Ton, Rite Aid, Sky Zone Trampoline Park, Wine and Spirits, GNC, Hallmark, Subway, Payless, Outlooks for Hair, Holiday Hair and many more





# DEMOGRAPHICS

## WITHIN 1 MILE

9,040

people

3,993

households

**\$71,894**

average HHI

8,547

daytime

population

## WITHIN 5 MILES

220,765

people

82,848

households

**\$63,387**

average HHI

118,800

daytime

population

## WITHIN 3 MILES

93,516

people

36,949

households

**\$66,521**

average HHI

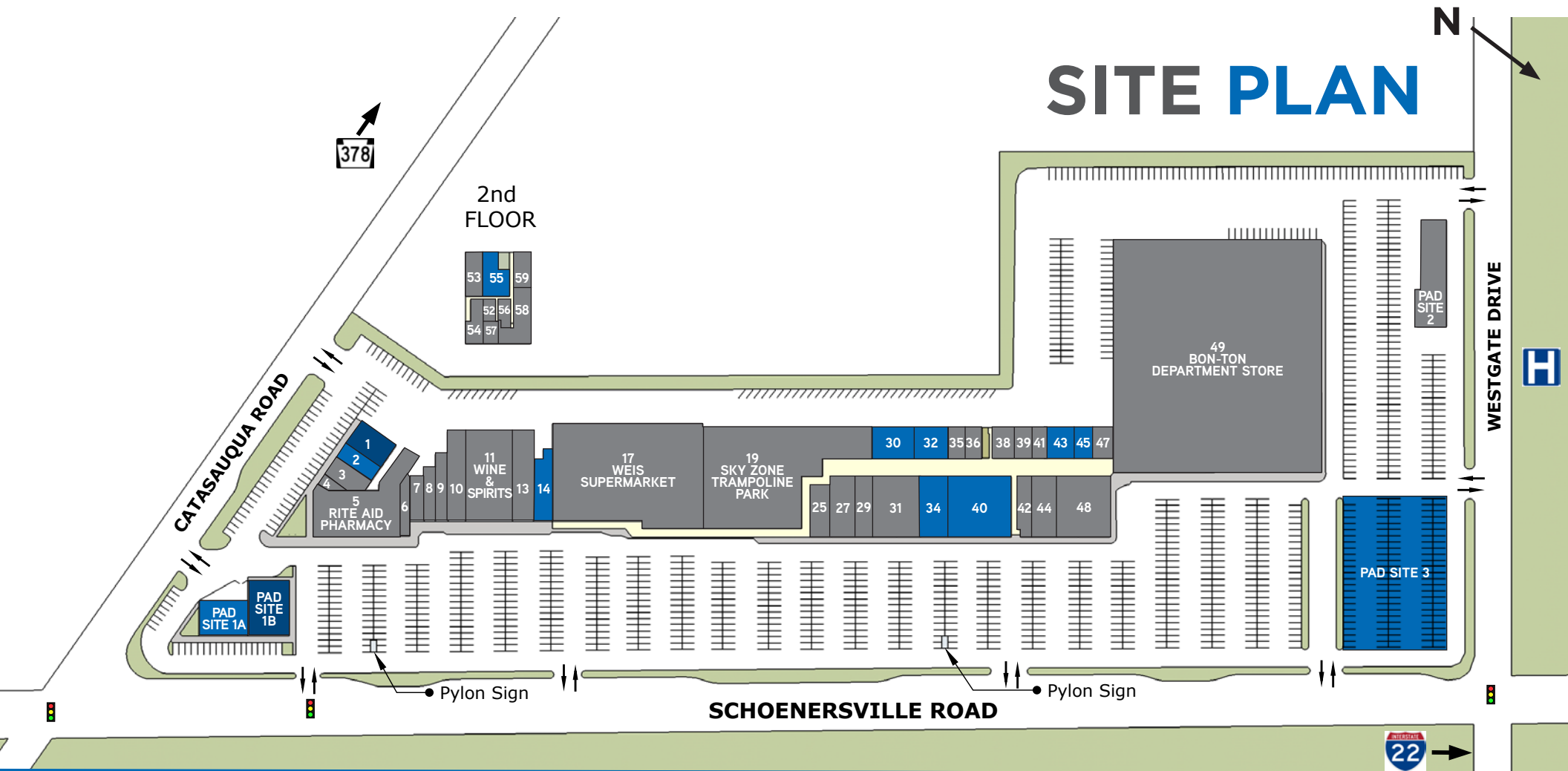
68,552

daytime

population



# SITE PLAN



## KEY

1. UNDER NEGOTIATION: 2,450 SF
2. AVAILABLE: 1,358 SF
3. Panda Cleaners
4. Bethlehem Barber Shop
5. Rite Aid Pharmacy
6. Country Rose Florist
7. Maytag Laundromat
8. Tantastic Tanning Salon
9. Outlooks for Hair
10. Hallmark
11. Fine Wine & Good Spirits
13. Westgate Spa

14. AVAILABLE: 2,187 SF
17. Weis Supermarket
19. Sky Zone Trampoline Park
25. GNC
27. Westgate Pizza & Restaurant
29. Johnny's Bagel & Deli
30. AVAILABLE: 2,387 SF
31. Grand China Buffet
32. AVAILABLE: 2,248 SF
34. AVAILABLE: 3,491 SF
35. Fashion Nail Salon
36. Holiday Hair

38. Family Pet Shop
39. Westgate Jewelry & Repair
40. AVAILABLE: 7,837 SF
41. More
42. Subway
43. AVAILABLE: 2,009 SF
44. Payless Shoe Source
45. AVAILABLE: 1,128 SF
47. Bill Hawk Music Center
48. Bon-Ton Furniture & Mattress
49. Bon-Ton Department Store

### 2ND FLOOR OFFICE SUITES

52. Supplies Hotline
53. Weight Watchers
54. Scott-White Real Estate Institute
55. AVAILABLE: 2,124 SF
56. ABE Intergroup
57. Luminous Nail Salon
58. Mall Management Office
59. Office Suite

### PAD SITES

- 1A. AVAILABLE: 4,000 SF
- 1B. UNDER NEGOTIATION: 4,000 SF
2. Jack Williams Tire & Auto
3. AVAILABLE: 1 Acre



# RETAIL AERIAL





**TO SECURE YOUR SPACE AT**



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