



WESTGATE MALL

2285 SCHOENERSVILLE ROAD, BETHLEHEM, PENNSYLVANIA

CONTACT

DEREK ZERFASS
SENIOR VICE PRESIDENT
+1 610 295 6125
derek.zerfass@colliers.com

SCOTT HORNER
VICE PRESIDENT
+1 610 359 5869
scott.horner@colliers.com

COLLIERS INTERNATIONAL
One Windsor
7535 Windsor Drive, Suite 208
Allentown, PA 18195
+1 610 770 3600
www.colliers.com



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 HH

8,547

daytime
population

WITHIN 5 MILES

220,765

people

82,848

households

\$63,387

average HH

118,800

daytime
population

WITHIN 3 MILES

93,516

people

36,949

households

\$66,521

average HH

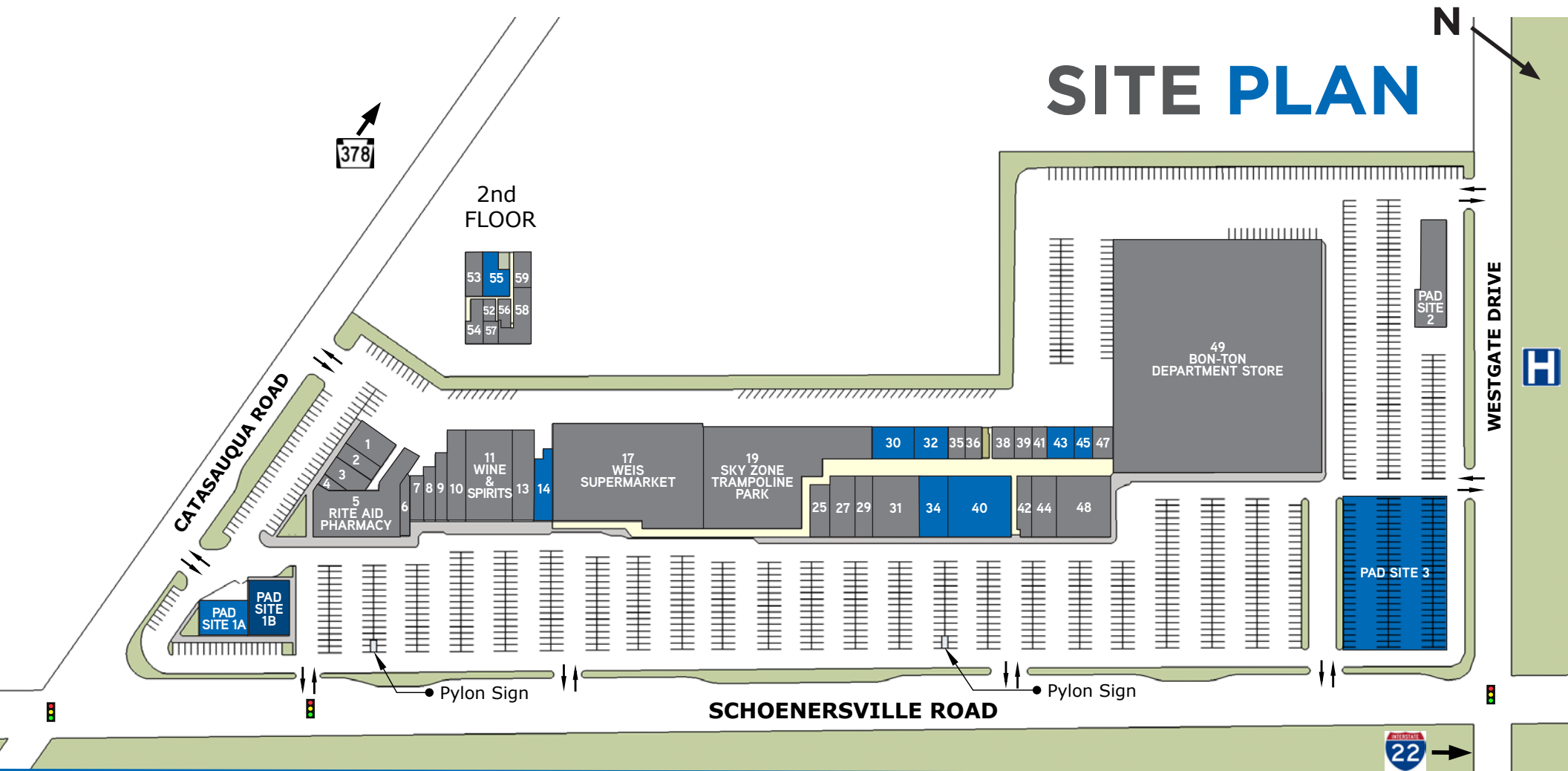
68,552

daytime
population

LOCATION



SITE PLAN



KEY

1. LabCorp
2. New Sound Hearing Centers
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**
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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