

Regency
Centers.



PRIME RETAIL SPACE AVAILABLE

Stefko Blvd Shopping Center

1880 Stefko Boulevard, Bethlehem, Pennsylvania

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PROPERTY FEATURES

- Prime retail/office spaces for lease:
 - 2,000 SF • 2,800 SF
 - 3,200 SF (divisible to 1,600 SF for credit tenant)
- Highly visible 2,000 SF endcap contains restaurant infrastructure
- Strong grocery anchored neighborhood center
- Located on Stefko Boulevard retail corridor surrounded by dense residential population
- Other retailers in the market include McDonald's, Rite Aid, Wawa, Dunkin Donuts, STS Tire & Auto, CVS Pharmacy, Wendy's, Dairy Queen, and many more
- Heavy foot traffic and high visibility - 12,048 vehicles per day drive past the center
- Ideal for most retail and office concepts including medical office

JOIN TENANTS INCLUDING...



FINE WINE & GOOD SPIRITS



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SITE PLAN



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AVAILABLE

02	2,800 SF	21	2,000 SF
16	3,200 SF (DIVISIBLE TO 1,600 SF)		

01	VALLEY FARM MARKET	73,000 SF	11	REGENCY FINANCE COMPANY	1,600 SF
03	WASHLINE COIN LAUNDRY	1,280 SF	12	U.S ARMY RECRUITING	3,975 SF
04	H&R BLOCK	1,440 SF	13	METRO PCS	900 SF
05	RETRO FITNESS	13,823 SF	14	STEFKO PHARMACY	1,350 SF
07	FINE WINE & GOOD SPIRITS	6,426 SF	14B	THE MEADOWS ORIGINAL FROZEN CUSTARD	1,350 SF
08	DOLLAR TREE	13,975 SF	15	UNITED CHECK CASHING	1,200 SF
10	T-MOBILE	2,200 SF	17	TUNG HING CHINESE RESTAURANT	1,300 SF
			18	FASHION NAILS	780 SF
			20	LA BORINQUENA RESTAURANT	1,300 SF

DEMOGRAPHICS

WITHIN 1 MILE



15,476
people



6,240
households



\$62,114
average HHI



3,485
employees

WITHIN 3 MILES



86,920
people



33,238
households



\$71,408
average HHI



40,212
employees

WITHIN 5 MILES



155,696
people



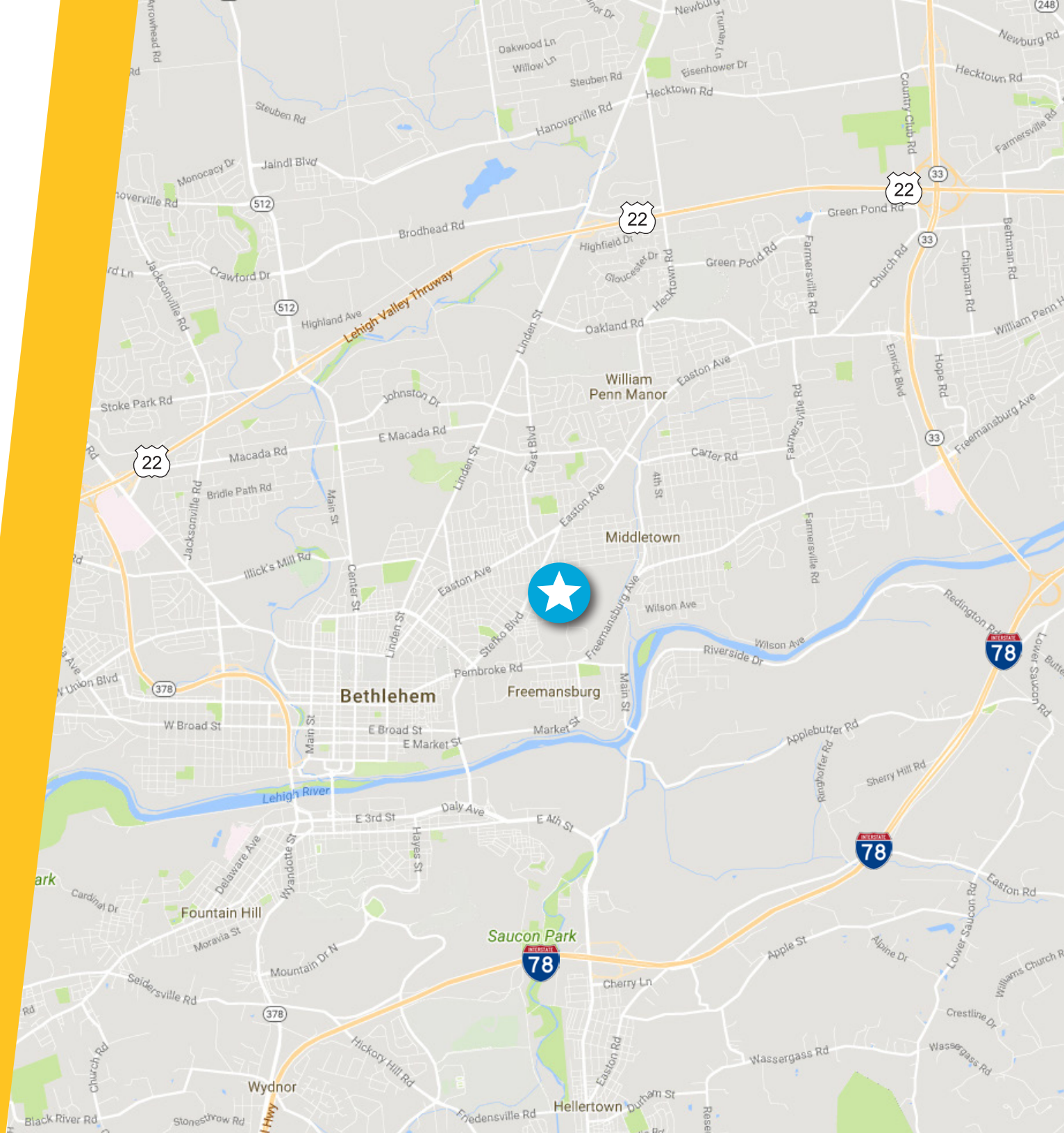
60,061
households



\$76,485
average HHI



84,207
employees



CVS *Advance Auto Parts*
Keep the wheels turning.



LONG JOHN SILVER'S
we speak fish



BIG WOODY'S

WELLS FARGO

TD Bank

Wawa



MAVIS DISCOUNT TIRE

AutoZone

SUBWAY

RITE AID

SHERWIN-WILLIAMS

JUST BORN

Stefflo Blvd
(12,048 ADT (PennDOT))



PEPBOYS AUTO
Parts, Service and So Much More

Wendy's



DUNKIN' DONUTS

GIANT



FAMILY DOLLAR

PNC petco

VALLEY FARM MARKET

Retro Fitness
WE GET YOU

DOLLAR TREE

FINE WINE & GOOD SPIRITS H&R BLOCK

T-Mobile