



FOR LEASE

4680 | BROADWAY ROAD
ALLENTOWN, PA

Tilghman Square Shopping Center

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PROPERTY FEATURES

- › 248,586+/- SF shopping center situated on 35.75 acres
- › Remaining Space:
 - 2,200 SF Retail space (A9)
 - 1,600 SF Built out Restaurant Space (A1)
 - 12,000 SF- COMING SOON
 - 4,713 SF- Warehouse Space (F1)
- › Traffic volume exceeds 54,339 vehicles per day at the Tilghman Street and Hausman Road intersection
- › Situated in the rapidly growing and affluent residential community of South Whitehall Township. 1,432 new residential units planned or under construction and Lehigh County Sports Fields - a 16 field "first class" outdoor facility are within 500 yards of Tilghman Square
- › Located directly across from St. Luke's University Health Network

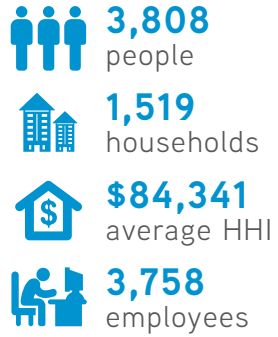
MAJOR TENANTS INCLUDE...



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DEMOGRAPHICS

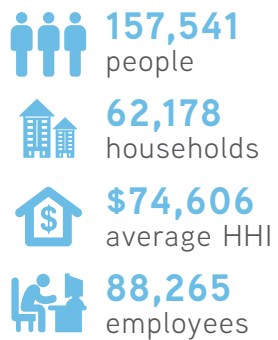
WITHIN 1 MILE



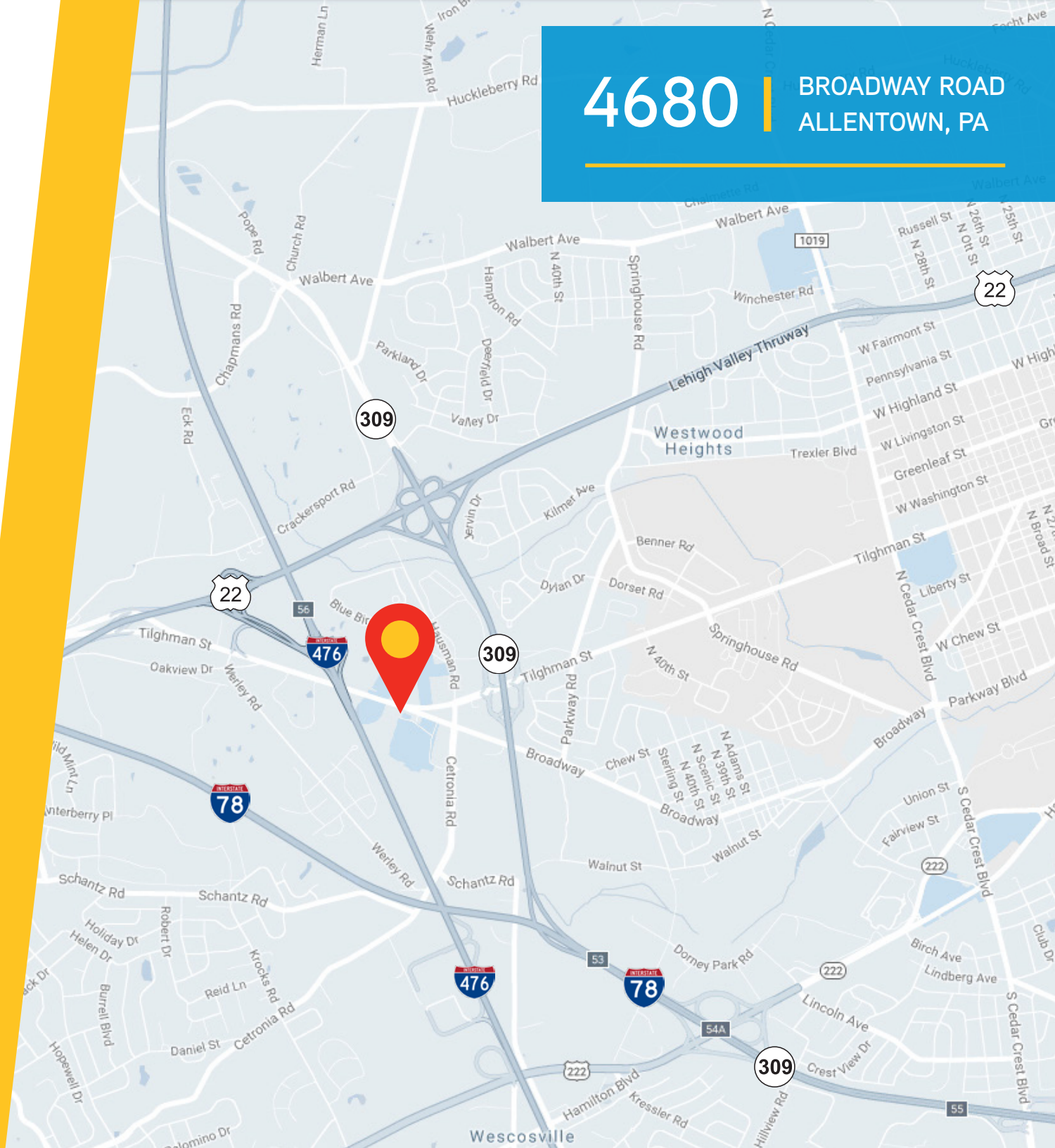
WITHIN 3 MILES



WITHIN 5 MILES



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SITE PLAN



BUILDING A:

A1	AVAILABLE - 1,600 SF
A2	Rhine Chiropractic Center - 1,910 SF
A3 - A4	G&K Pharmacy - 2,000 SF
A5 - A7	US Army - 3,400 SF
A8	Vapor Galleria - 1,000 SF
A9	AVAILABLE - 2,200 SF
A10	Modern Design Salon - 1,000 SF
A11	Lazeez Mediterranean Cuisine - 1,600 SF
A12	Subway - 1,200 SF
A13	Young Chefs Academy - 1,200 SF
A14	Pizza Shop - 2,169 SF

BUILDING B:

B1	OneMain Financial - 2,000 SF
B2/B3	Tiger Schulmann's Karate - 2,835 SF
B4-B11	Planet Fitness - 17,391 SF
B13A	Yo Fresh Yogurt - 1,500 SF
B13B	Massage Envy - 3,500 SF
B14	Accent School of Dance - 5,500 SF

BUILDING C:

C1	Cottage Crafters - 20,900 SF
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BUILDING D:

D2	COMING SOON - 12,000 SF
D10	Goodwill Fashions Inc. - 15,000 SF

BUILDING E:

E1	A&A Auto Stores - 8,250 SF
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BUILDING F:

F1	Staples - 20,000 SF
F1A	Grocery Outlet - 15,449 SF
F1B	AVAILABLE - 4,713 SF
F1C	Harbor Freight Tools - 14,283 SF

BUILDING G:

G1A1	The Igloo CryoTherapy - 1,535 SF
G1A2	National Footwear - 1,565 SF
G1B	Oishi Japan - 3,200 SF
G1C	VR3 Gaming - 3,100 SF
G2	Accent Dance Supply - 1,000 SF
G3-G4	Eye 2 Eye - 2,480 SF
G6	Allure Salon & Spa - 2,600 SF
G7	Kumon Learning Center - 1,200 SF
G8	Paint Some Pottery - 1,200 SF

OUTPARCEL PADS:

OP	Monroe Muffler - 4,500 SF
OP1	Red Robin - 6,300 SF
OP2	Wendy's - 3,284 SF
OP3	Sherwin Williams - 4,000 SF
OP4	PNC Bank - 2,400 SF
OP5	New Vision Theatres - 29,000 SF
OP6	10,165 SF pad - UNIVEST CORPORATE BUILDING
OP7	Moe's Southwest Grill & Jamba Juice 4,000 SF shared pad site
OP8A	T-Mobile - 1,350 SF
OP8B	Proposed All American Hearing
OP8C	Duck Donuts

LUTHER CREST
A DIAKON LUTHERAN
SENIOR LIVING COMMUNITY

**LEHIGH VALLEY
HOSPITAL**
AND HEALTH NETWORK

4680 | BROADWAY ROAD
ALLENTOWN, PA

195,000 SF
OFFICE PARK

64,500 SF
MetLife

TILGHMAN ST

HAUSMAN RD

33,510 ADT

309

232 HOMES

476

**HIDDEN
MEADOWS**

300 APARTMENTS
(UNDER CONSTRUCTION)

44,000 ADT

JOSEPH EARLY
CANDIES

P.J. WHELIHAN'S
PUB AND RESTAURANT

St Luke's
UNIVERSITY HEALTH NETWORK

LEXUS

46,577 ADT

LEHIGH COUNTY
SPORTS FIELDS

**PARKLAND
FIELDS**
205 NEW HOMES

78

INTEGRATED
HEALTH CAMPUS
300,000 SF

450+/- APARTMENTS

