

WESTGATE

2425 SCHOENERSVILLE RD, BETHLEHEM, PA

±2,450 - 15,270 SF AVAILABLE FOR LEASE; GLA: 254,432 SF

PHILADELPHIA MSA

JOIN

weis



CENTER UNDERGOING MULTI-MILLION DOLLAR RENOVATION!



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ

get in touch.

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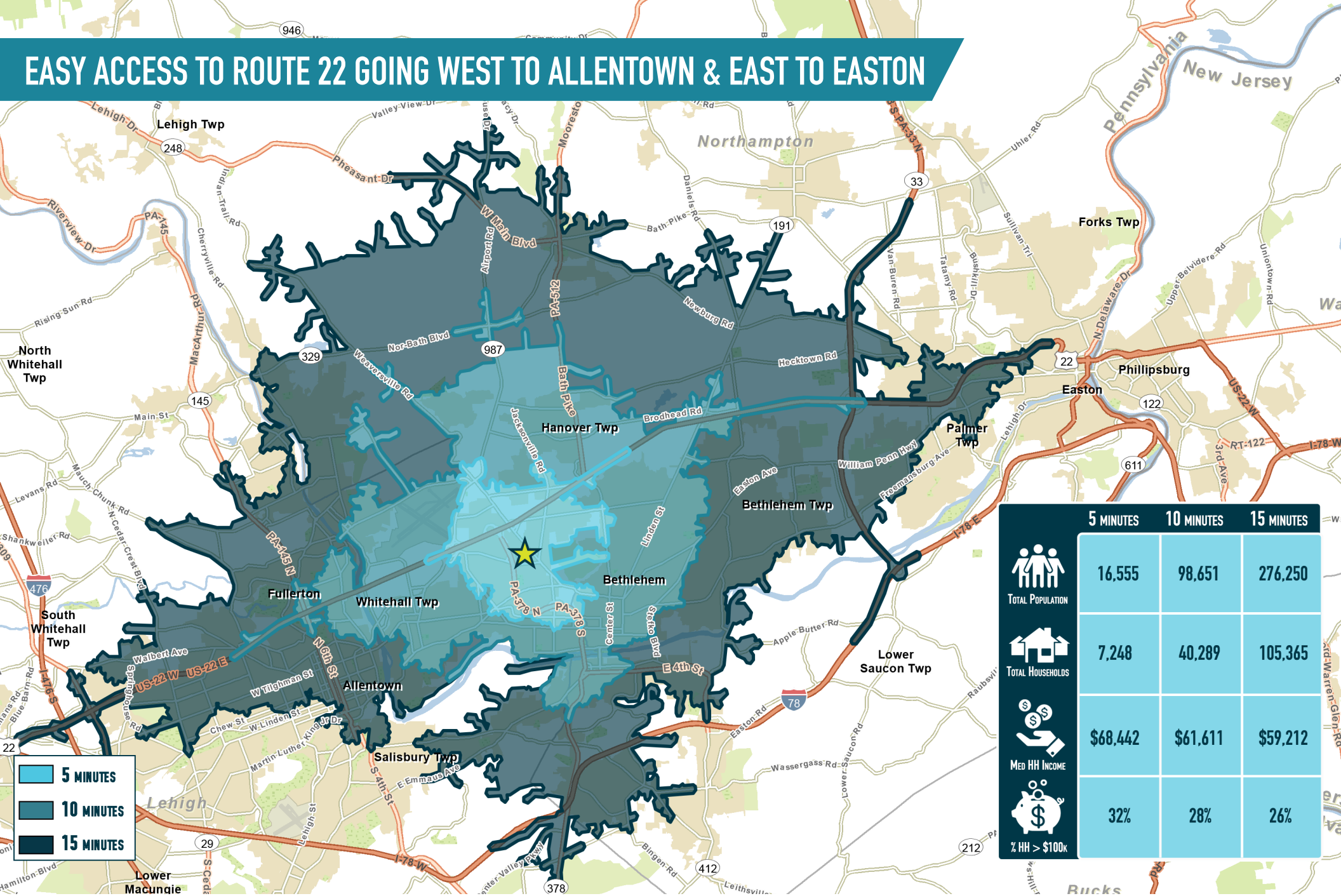
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EASY ACCESS TO ROUTE 22 GOING WEST TO ALLENTOWN & EAST TO EASTON



5 MINUTES
10 MINUTES
15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	16,555	98,651	276,250
TOTAL HOUSEHOLDS	7,248	40,289	105,365
MED HH INCOME	\$68,442	\$61,611	\$59,212
% HH > \$100K	32%	28%	26%

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DAILY TRAFFIC COUNTS OF OVER 43,000 ON THE PERIMETER OF THE CENTER



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ADJACENT TO LEHIGH VALLEY HEALTH NETWORK

GOOD SHEPHERD REHABILITATION

Lehigh Valley Health Network
±13,000 EMPLOYEES

JW JACK WILLIAMS TIRE

PROPOSED
McDonald's

Lehigh Valley Health Network
Your health deserves a partner.

SKY ZONE
INDOOR TRAMPOLINE PARK

HARBOR FREIGHT TOOLS

FINE WINE & GOOD SPIRITS

OAK STREET HEALTH

weis

weis GAS N' GO

Walgreens

PROPOSED FINANCIAL INSTITUTION (LEASE SIGNED)

AVAILABLE

AVAILABLE
±10,000 - 15,270 SF

WESTGATE DRIVE
8,092 VPD

SCHOENERSVILLE ROAD
22,562 VPD

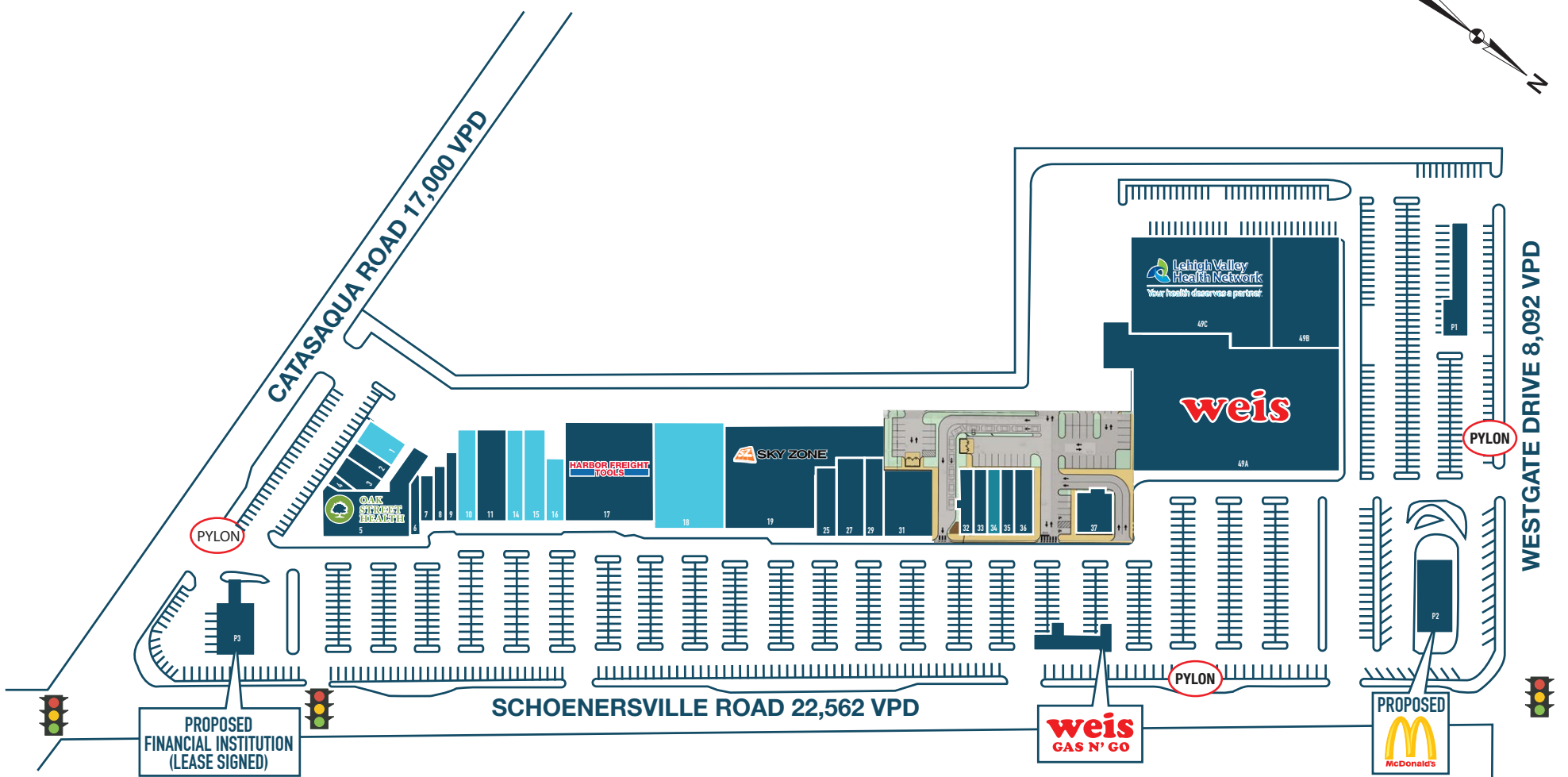
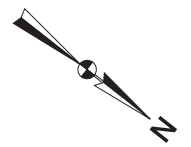
CATASQUA ROAD
17,000 VPD

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1.	AVAILABLE	2,450 SF	15.	AVAILABLE	3,983 SF	35.	SIGNED LEASE	1,600 SF
2.	HEARING CENTER	1,358 SF	16.	AVAILABLE	2,496 SF	36.	SIGNED LEASE	2,000 SF
3.	PANDA CLEANERS	1,788 SF	17.	HARBOR FREIGHT	16,000 SF	37.	SIGNED LEASE	2,700 SF
4.	BETHLEHEM BARBER SHOP	469 SF	18.	AVAILABLE	15,270 SF	49A.	WEIS MARKETS	63,000 SF
5.	OAK STREET HEALTH	10,320 SF	19.	SKY ZONE TRAMPOLINE PARK	26,404 SF	49B.	LHVH DAYCARE	14,000 SF
6.	COUNTRY ROSE FLORIST	1,353 SF	25.	GNC	2,198 SF	49C.	LEHIGH VALLEY HEALTH NETWORK	27,000 SF
7.	MAYTAG LAUNDROMAT	1,343 SF	27.	WESTGATE PIZZA & RESTAURANT	3,033 SF		PAD SITES	
8.	TANTASTIC TANNING SALON	1,288 SF	29.	JOHNNY'S BAGEL & PIZZA	2,167 SF	P1.	JACK WILLIAMS TIRE & AUTO	5,125 SF
9.	OUTLOOKS FOR HAIR	1,778 SF	31.	GRAND CHINA BUFFET	6,079 SF	P2.	MCDONALD'S	4,540 SF
10.	AVAILABLE	3,255 SF	32.	SIGNED LEASE	2,300 SF	P3.	PROPOSED FINANCIAL INSTITUTION	3,500 SF
11.	FINE WINE & GOOD SPIRITS	5,772 SF	33.	SIGNED LEASE	1,600 SF			
14.	AVAILABLE	2,941 SF	34.	IN LEASE	1,600 SF			

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