

WESTGATE

2425 SCHOENERSVILLE RD, BETHLEHEM, PA

±1,250 - 13,416 SF AVAILABLE FOR LEASE

JOIN

weis



MULTI-MILLION DOLLAR RENOVATION COMPLETE!



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

get in touch.

JOE DOUGHERTY

office 610.825.5222
direct 610.260.2670

jdougherty@metrocommercial.com

MAX SILVER

office 610.825.5222
direct 610.260.2672

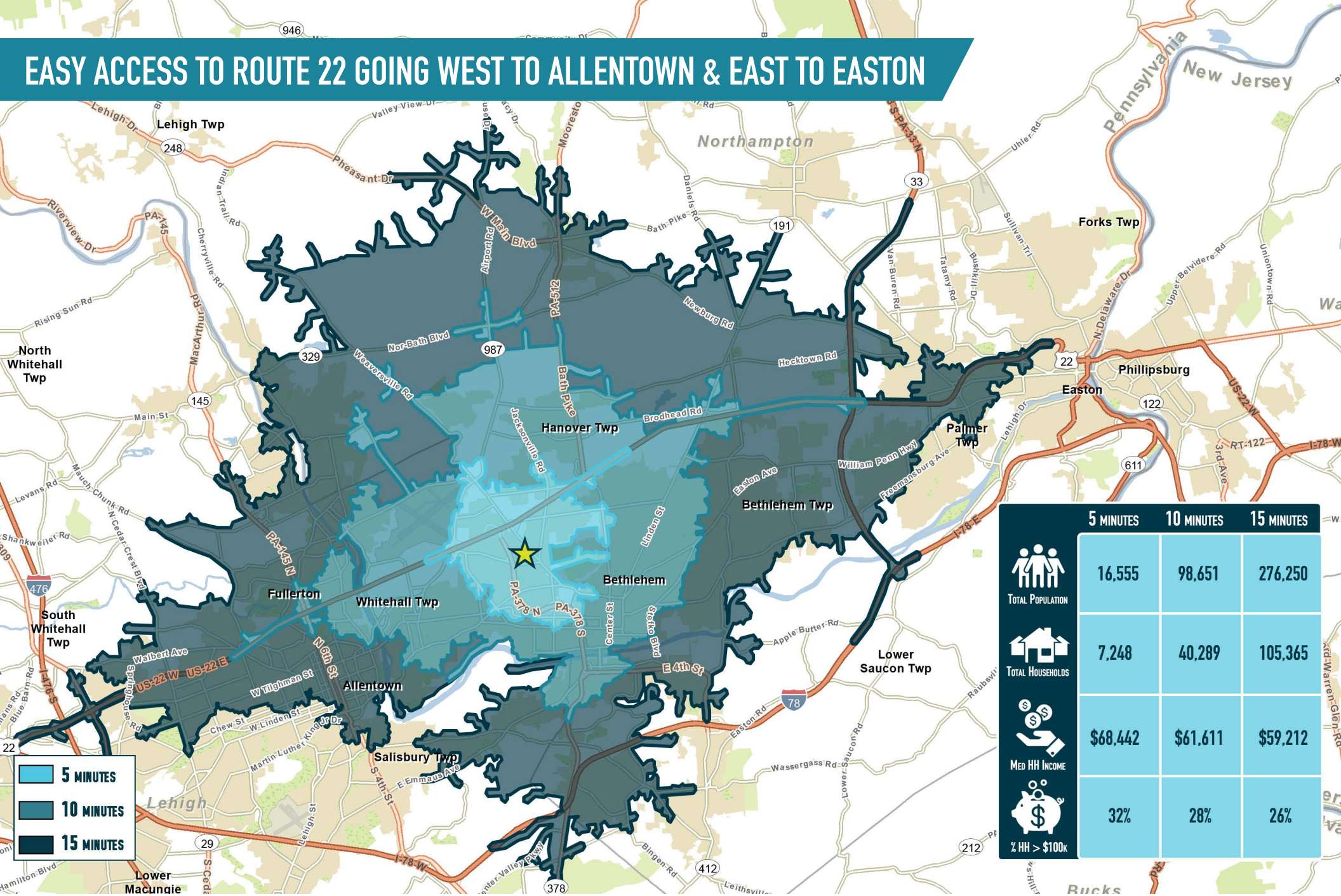
msilver@metrocommercial.com

DAVID JUDD

office 856.866.1900
direct 856.222.3037

djudd@metrocommercial.com

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

McDonald's

PYLON

weis

Lehigh Valley Health Network
Your health deserves a partner.

Starbucks tropical CAFE
Sofresh
QDOBA MEXICAN EATS

SKY ZONE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

FINE WINE & GOOD SPIRITS

PYLON

weis GAS N' GO

Penn Community Bank

SCHOENERSVILLE ROAD 22,562 VPD

Walgreens

People First
Federal Credit Union

PYLON

Oak St. Health

CATASQUA RD 17,000 VPD

2ND FLOOR SPACE



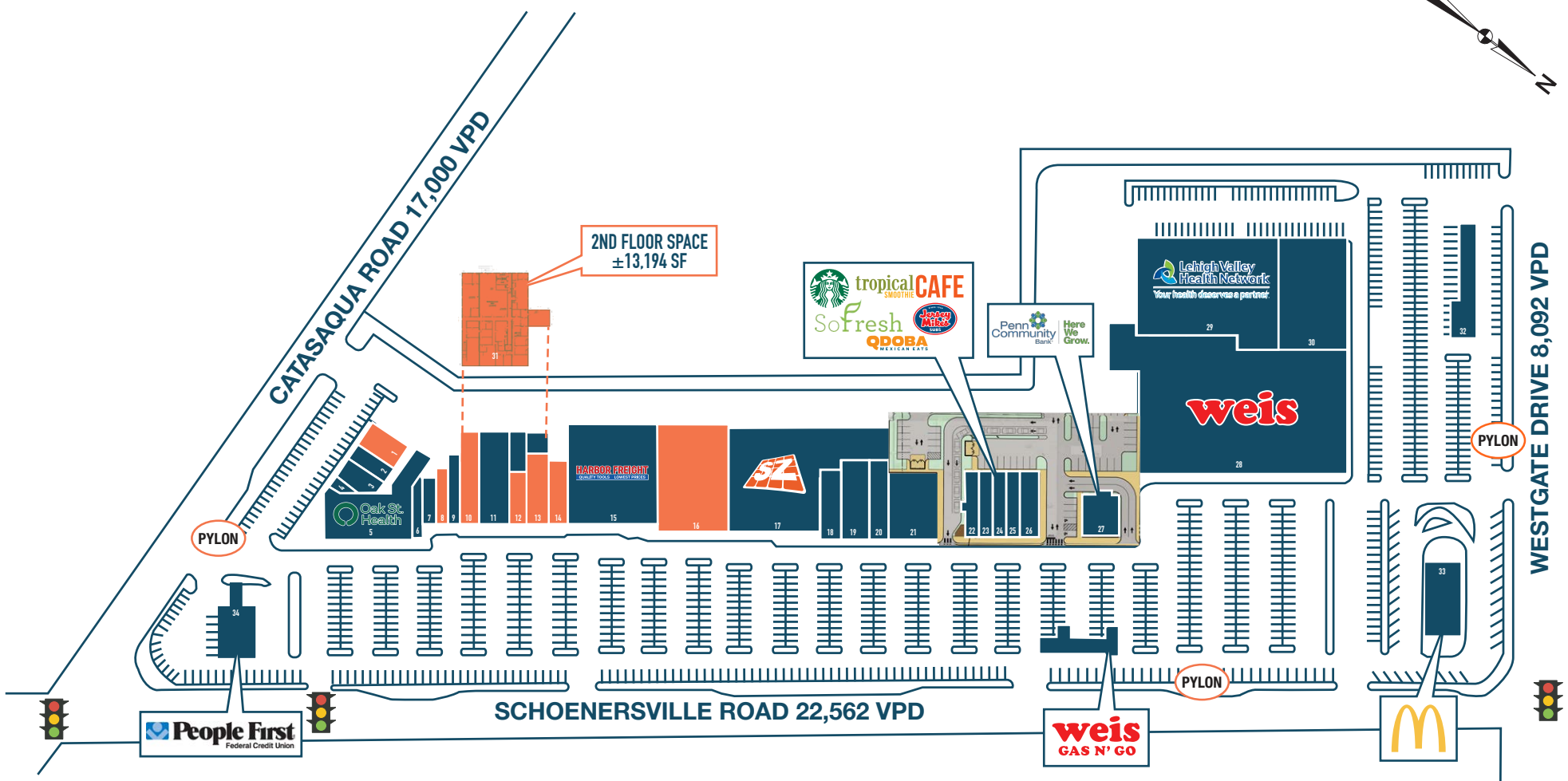
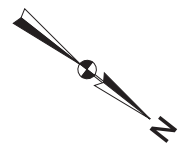
AVAILABLE
±10,000 - 13,416 SF

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1.	AVAILABLE	2,372 SF	13.	AVAILABLE	3,747 SF	25.	JERSEY MIKES	1,600 SF
2.	HEARING CENTER	1,358 SF	14.	AVAILABLE	2,429 SF	26.	QDOBA	2,000 SF
3.	PANDA CLEANERS	1,788 SF	15.	HARBOR FREIGHT	16,000 SF	27.	PENN COMMUNITY BANK	2,700 SF
4.	BETHLEHEM BARBER SHOP	469 SF	16.	AVAILABLE	13,416 SF	28.	WEIS MARKETS	63,000 SF
5.	OAK STREET HEALTH	10,320 SF	17.	SKY ZONE TRAMPOLINE PARK	26,404 SF	29.	LHVH DAYCARE	14,000 SF
6.	COUNTRY ROSE FLORIST	1,353 SF	18.	GNC	2,198 SF	30.	LEHIGH VALLEY HEALTH NETWORK	27,000 SF
7.	MAYTAG LAUNDROMAT	1,343 SF	19.	WESTGATE PIZZA & RESTAURANT	3,033 SF	31.	2ND FLOOR SPACE	13,194 SF
8.	AVAILABLE	1,310 SF	20.	JOHNNY'S BAGEL & PIZZA	2,167 SF	PAD SITES		
9.	OUTLOOKS FOR HAIR	1,778 SF	21.	GRAND CHINA BUFFET	6,079 SF	32.	JACK WILLIAMS TIRE & AUTO	5,125 SF
10.	AVAILABLE	3,110 SF	22.	STARBUCKS	2,300 SF	33.	MCDONALD'S	4,540 SF
11.	FINE WINE & GOOD SPIRITS	5,772 SF	23.	TROPICAL SMOOTHIE CAFE	1,600 SF	34.	PEOPLE FIRST FCU	3,500 SF
12.	AVAILABLE	1,250 SF	24.	SO FRESH	1,600 SF			

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PROPERTY PHOTOS



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