TILGHMAN SQUARE SHOPPING CENTER

4680 Broadway Road | South Whitehall | Lehigh County | Pennsylvania









Tilghman Square Shopping Center is a 35.75 acre shopping center offering 248,533 sf (+/-) of retail and office/medical space with professionally landscaped and managed grounds.

Tilghman Square Shopping Center is situated near the rapidly growing affluent residential community of South Whitehall Township, and is readily accessible from Routes 22, 309, I-78 and I-476.

DEMOGRAPHICS

Radius	3 Miles	5 Miles	7 Miles
Population	47,675	186,991	287,364
Households	18,004	69,471	107,700
Average Household Income	$94,973	$89,317	$85,516

11/21

CURRENT TENANTS INCLUDE:

Grocery Outlet | Cottage Crafters | OAA Orthopaedic Specialists
Univest Bank | Northland Hearing | Duck Donuts | T-Mobile
Yofresh Yogurt Café | Rhine Chiropractic Center | Eye 2 Eye

FEATURES

- Located at the intersection of West Tilghman Street and Broadway in South Whitehall Township
- Separate utilities for each suite
- 1,361 Parking spaces including 37 ADA accessible parking spaces
- Tremendous visibility
- The property is zoned Highway Commercial
- 32,000 (+/-) vehicles per day travel by the shopping center on Broadway

SUITE SIZES FOR LEASE FROM:

1,000 sf (+/-)

(908) 874-8686 | LarkenAssociates.com

Immediate Occupancy | Brokers Protected

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LEASE OUT

LEASED

AVAILABLE

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BUILDING A

Address	Suite	Tenant	sf (+/-)
4686	A1	Thai Origin	1,600
4684	A2	Rhine Chiropractic Center	1,910
4680	A3-A4	People First Federal Credit Union	2,000
4674	A5-A7	U.S. Army	3,400
4672	**A8**	**AVAILABLE**	**1,000**
4670	A9	Jersey Mike's Subs	2,200
4668	A10	Modern Design Salon	1,000
4666	A11	LaZeez Mediterranean Cuisine	1,600
4664	A12	Subway	1,200
4662	A13	Young Chefs Academy	1,450
4660	A14	Zio's Pizza	2,169

BUILDING B

Address	Suite	Tenant	sf (+/-)
4658	B1	U.S. Army	2,000
4654	B2	Tiger Schulmann's Martial Arts	2,835
4652	B8	OAA Orthopaedic Specialists	17,391
4642	B13A	Yofresh Yogurt Café	1,500
4640	B13B	Captured LV Escape Room	3,500
4638	B14	Accent School of Dance	5,500

BUILDING C

Address	Suite	Tenant	sf (+/-)
4636	C1	Cottage Crafters	20,900

BUILDING D

Address	Suite	Tenant	sf (+/-)
4634	D1	Goodwill Fashions Inc.	15,000
4632	D2	Dollar Tree	12,000

BUILDING E

Address	Suite	Tenant	sf (+/-)
4630	E1	First13 Athletics LLC	8,250

BUILDING F

Address	Suite	Tenant	sf (+/-)
4628	F1	Staples	20,000
4628A	F1A	Amelia's Grocery Outlet	15,499
4628B	F1B	First13 Athletics LLC	4,713
4628C	F1C	Harbor Freight Tools	14,283

BUILDING G

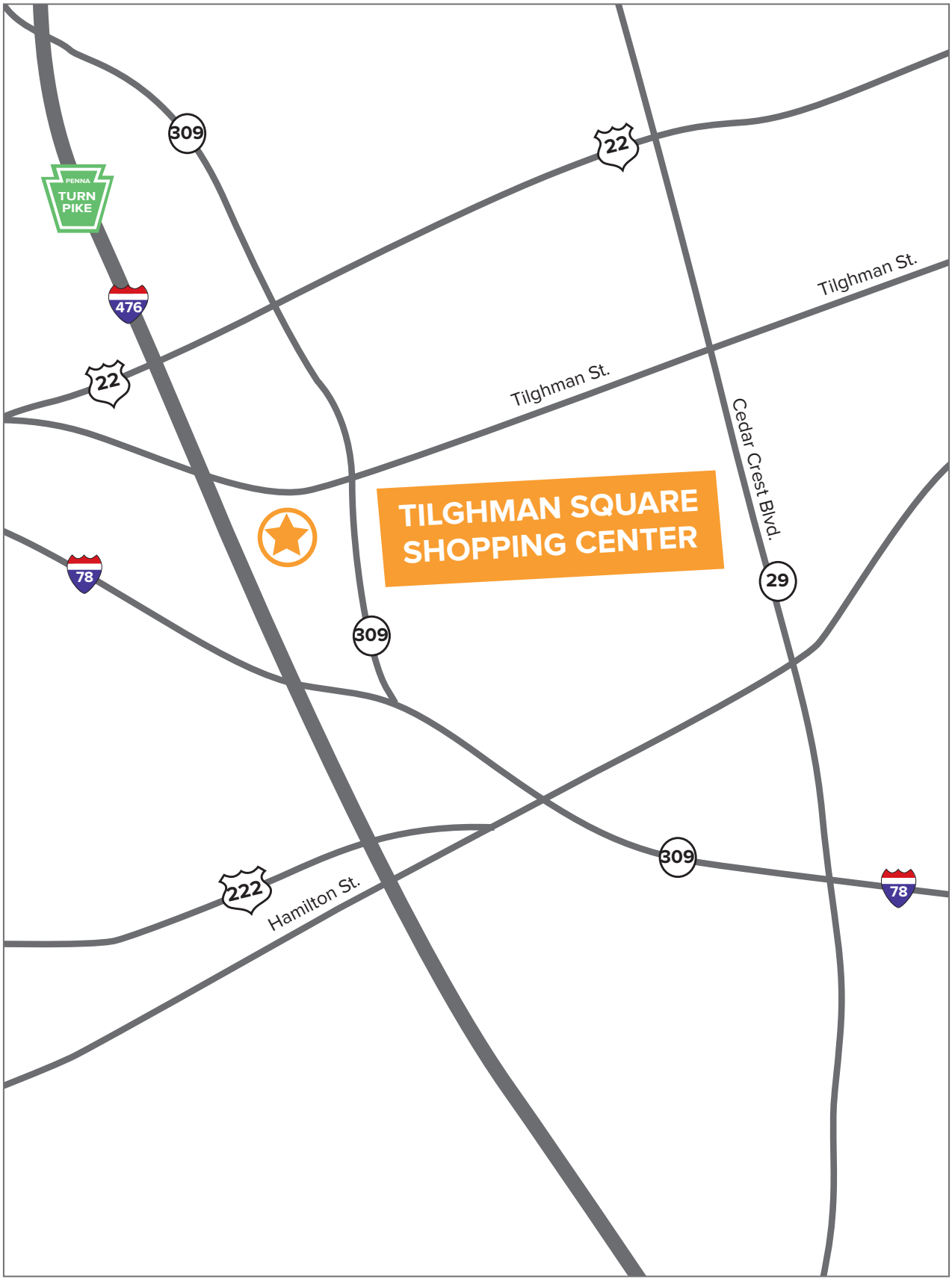
Address	Suite	Tenant	sf (+/-)
4626A	G1A1	The IGLOO Cryotherapy	1,535
4626	G1A2	Smile Cleaners	1,565
4624A	G1B	Oishi Japan	3,200
4624	G1C	Accurate Personnel Services	3,100
4622	**G2**	**AVAILABLE**	**1,000**
4616	G3-G4	Eye 2 Eye	2,480
4614	G6	Allure Salon and Spa	2,600
4612	G7	Graze Craze	1,200
4610	G8	StretchLab	1,200

OUTPARCEL PADS

Suite	Tenant	sf (+/-)
OP	Monro Muffler	4,500
OP1	Red Robin	6,300
OP2	Wendy's	3,284
OP3	Sherwin Williams	4,000
OP4	PNC Bank	2,400
OP5	AMC Theatres	29,000
OP6	Univest	10,165
OP-7A	Moe's Southwest Grill	3,219
OP-7B	Jamba Juice	887
OP-8B	T-Mobile	1,282
OP-8C	All American Hearing	1,333
OP-8D	Duck Donuts	1,382

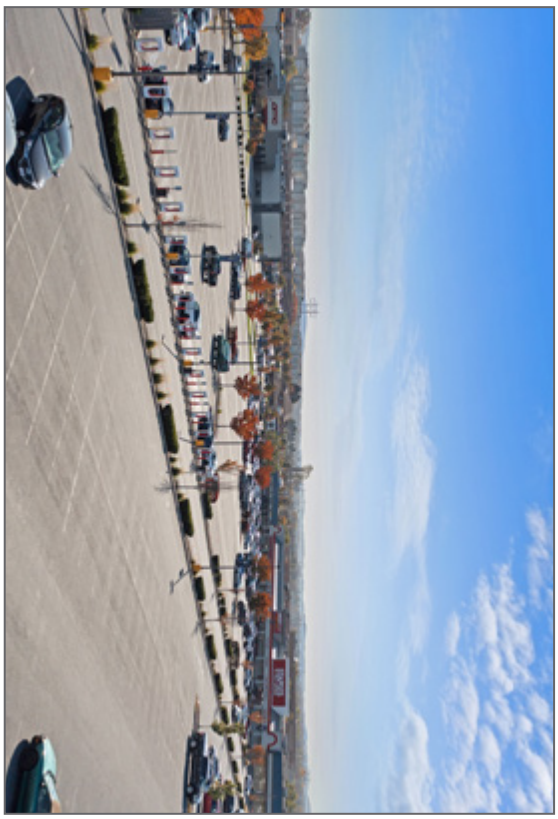
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BUILDINGS A-G

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OUTPARCELS