



# Tilghman Square Shopping Center

4680 BROADWAY ROAD, ALLENTOWN, PA

Retail Space for Lease



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Owned & Managed by



# Property Features

Tilghman Square Shopping Center is a 35.75 acre power commercial shopping center offering 248,533 SF (+/-) of retail, medical, office and restaurant space for lease in South Whitehall, PA

- Grocery-anchored shopping center
- Zoned Highway Commercial
- Traffic volume exceeds 54,339 vehicles per day at the Tilghman Street and Hausman Road intersection
- Located directly across from St. Luke's University Health Network
- Tesla Supercharger location
- 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
- Easily Accessible from Routes 22, 222 and Interstates 78 and 476

## Availabilities:

- 1,000 SF retail (G2)





# Tilghman Square Shopping Center

## Building A

|       |                                   |          |
|-------|-----------------------------------|----------|
| A1    | Thai Origin                       | 1,600 SF |
| A2    | Rhine Chiropractic Center         | 1,910 SF |
| A3    | People First Federal Credit Union | 1,000 SF |
| A4    | People First Federal Credit Union | 1,000 SF |
| A5-A7 | US Army                           | 3,400 SF |
| A8    | Vapor Galleria                    | 1,000 SF |
| A9    | Jersey Mike's                     | 2,200 SF |
| A10   | Modern Design Salon               | 1,000 SF |
| A11   | Lazeez Mediterranean Cuisine      | 1,600 SF |
| A12   | Subway                            | 1,200 SF |
| A13   | Young Chef's Academy              | 1,450 SF |
| A14   | Pizza Shop                        | 2,169 SF |

## Building B

|       |                          |           |
|-------|--------------------------|-----------|
| B1    | US Airforce              | 2,000 SF  |
| B2/B3 | Tiger Schulmann's Karate | 2,835 SF  |
| B8    | OAA                      | 17,391 SF |
| B13A  | Yo Fresh Yogurt          | 1,500 SF  |
| B13B  | Captured LV Escape Room  | 3,500 SF  |
| B14   | The Dance Boutique       | 5,500 SF  |

## Building C

|    |                  |           |
|----|------------------|-----------|
| C1 | Cottage Crafters | 20,900 SF |
|----|------------------|-----------|

## Building D

|     |                        |           |
|-----|------------------------|-----------|
| D2  | Dollar Tree            | 12,000 SF |
| D10 | Goodwill Fashions Inc. | 15,000 SF |

## Building E

|    |              |          |
|----|--------------|----------|
| E1 | F-13 Fitness | 8,515 SF |
|----|--------------|----------|

## Building F

|     |                      |           |
|-----|----------------------|-----------|
| F1  | Staples              | 20,000 SF |
| F1A | Grocery Outlet       | 15,449 SF |
| F1B | F-13 Fitness         | 4,713 SF  |
| F1C | Harbor Freight Tools | 14,283 SF |

## Building G

|       |                       |          |
|-------|-----------------------|----------|
| G1A1  | The Igloo CryoTherapy | 1,535 SF |
| G1A2  | Smile Cleaner         | 1,565 SF |
| G1B   | Oishi Japan           | 3,200 SF |
| G1C   | Accurate Personnel    | 3,100 SF |
| G2    | Available             | 1,000 SF |
| G3-G4 | Eye 2 Eye             | 2,480 SF |
| G6    | Allure Salon & Spa    | 2,600 SF |
| G7    | Graze Craze           | 1,200 SF |
| G8    | Stretch Lab           | 1,200 SF |

## Outparcel Pads

|      |                            |           |
|------|----------------------------|-----------|
| OP   | Monro 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  | AMC Theatres               | 29,000 SF |
| OP6  | Univest Corporate Building | 10,165 SF |
| OP7A | Moe's Southwest Grill      | 3,219 SF  |
| OP7B | Jamba Juice                | 887 SF    |
| OP8A | T-Mobile                   | 1,282 SF  |
| OP8B | New Sound Hearing Center   | 1,333 SF  |
| OP8C | Duck Donuts                | 1,382 SF  |



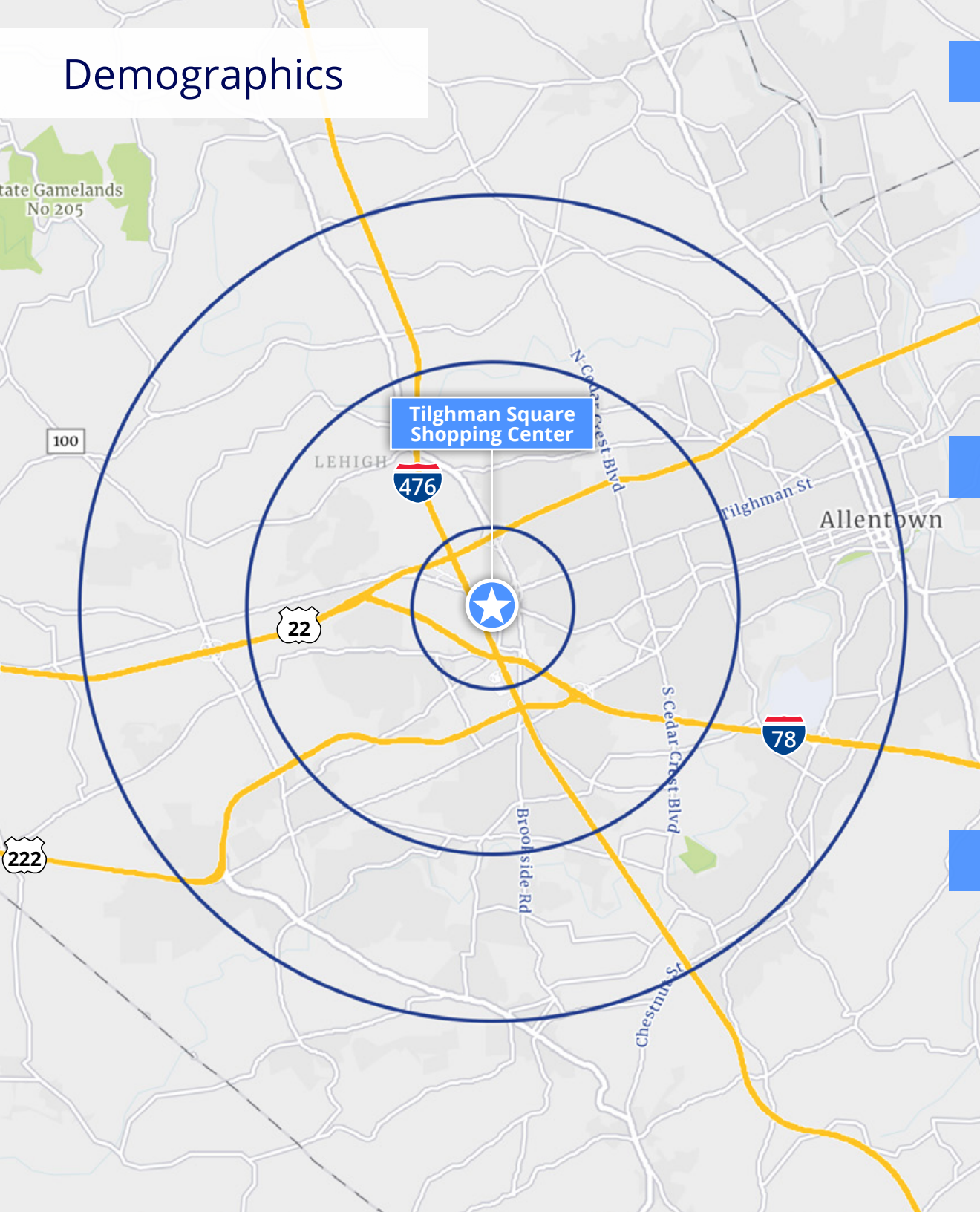
**Larken Associates is a regional leader in real estate building, development and management.**

Leveraging over 55 years of experience, they are dedicated to bringing great spaces to live and work to life through a long-term ownership strategy and full suite of in-house capabilities. With a diverse commercial portfolio consisting of nearly four million square feet and 1,000 tenants across office, industrial, retail and mixed-use and approximately 2,500 owned and managed residential units across 22 unique communities, Larken Associates is deeply committed to the communities in which they work as well as the tenants and residents who call their buildings home.





# Demographics



## within one mile

 **6,580**  
people

 **\$122,760**  
average HHI

 **2,918**  
households

 **3,177**  
employees

## within three miles

 **54,141**  
people

 **\$131,226**  
average HHI

 **20,354**  
households

 **27,133**  
employees

## within five miles

 **182,596**  
people

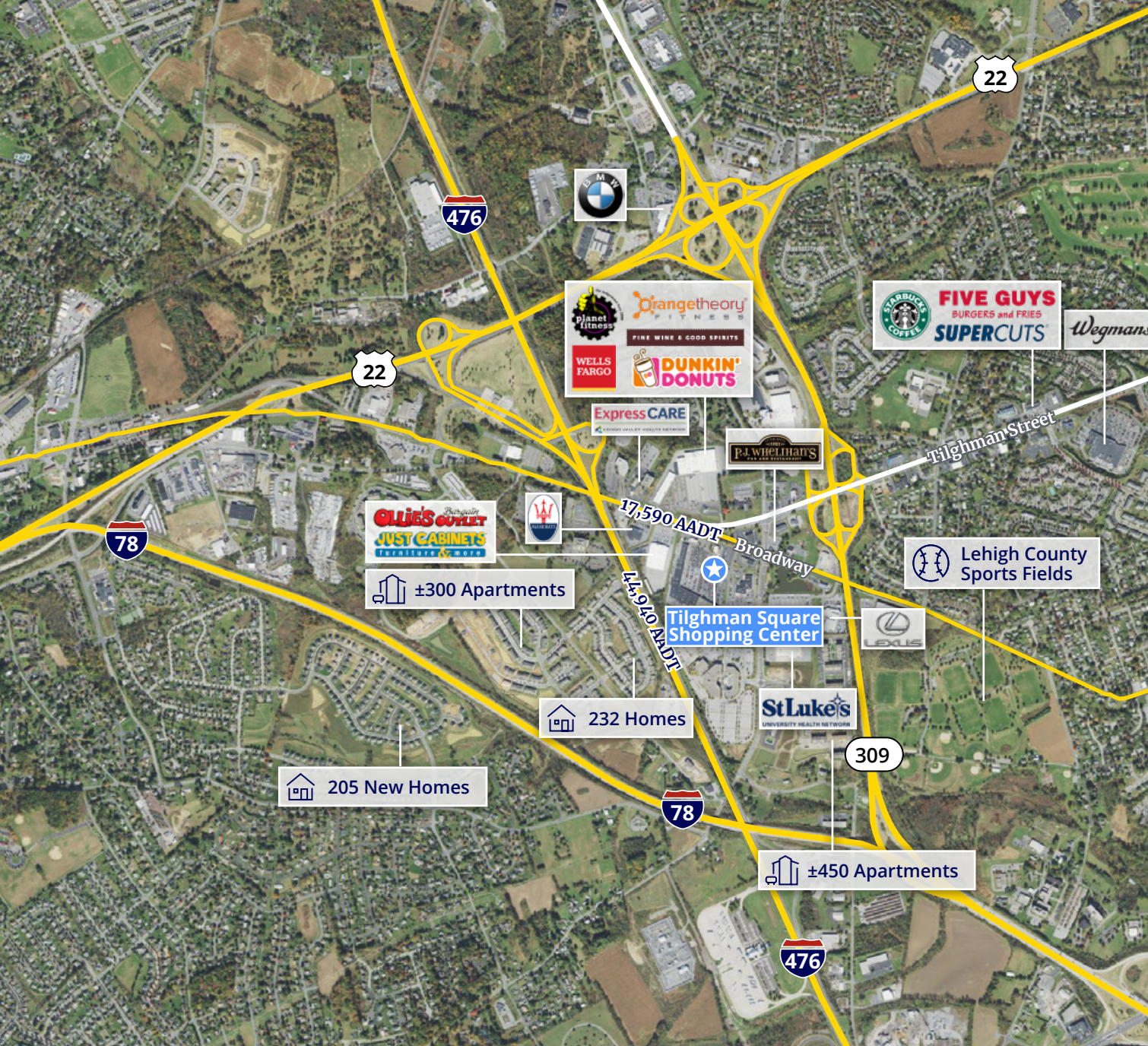
 **\$100,951**  
average HHI

 **69,255**  
households

 **87,187**  
employees

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