The Shoppes at Woodmont Valley

3370 ROUTE 100, MACUNGIE, PENNSYLVANIA

New Mixed Use / Retail Development

For Lease

- New mixed use development (120 apartments & retail, plus 204 in Phase 1)
- Extremely high barrier of entry for retail
- Well positioned property at the intersection of Grandview Drive, Willow Lane & Route 100
- Various sizes available
- **Building 1** 6,077 SF of first floor retail
- **Building 2** 8,170 SF of first floor retail

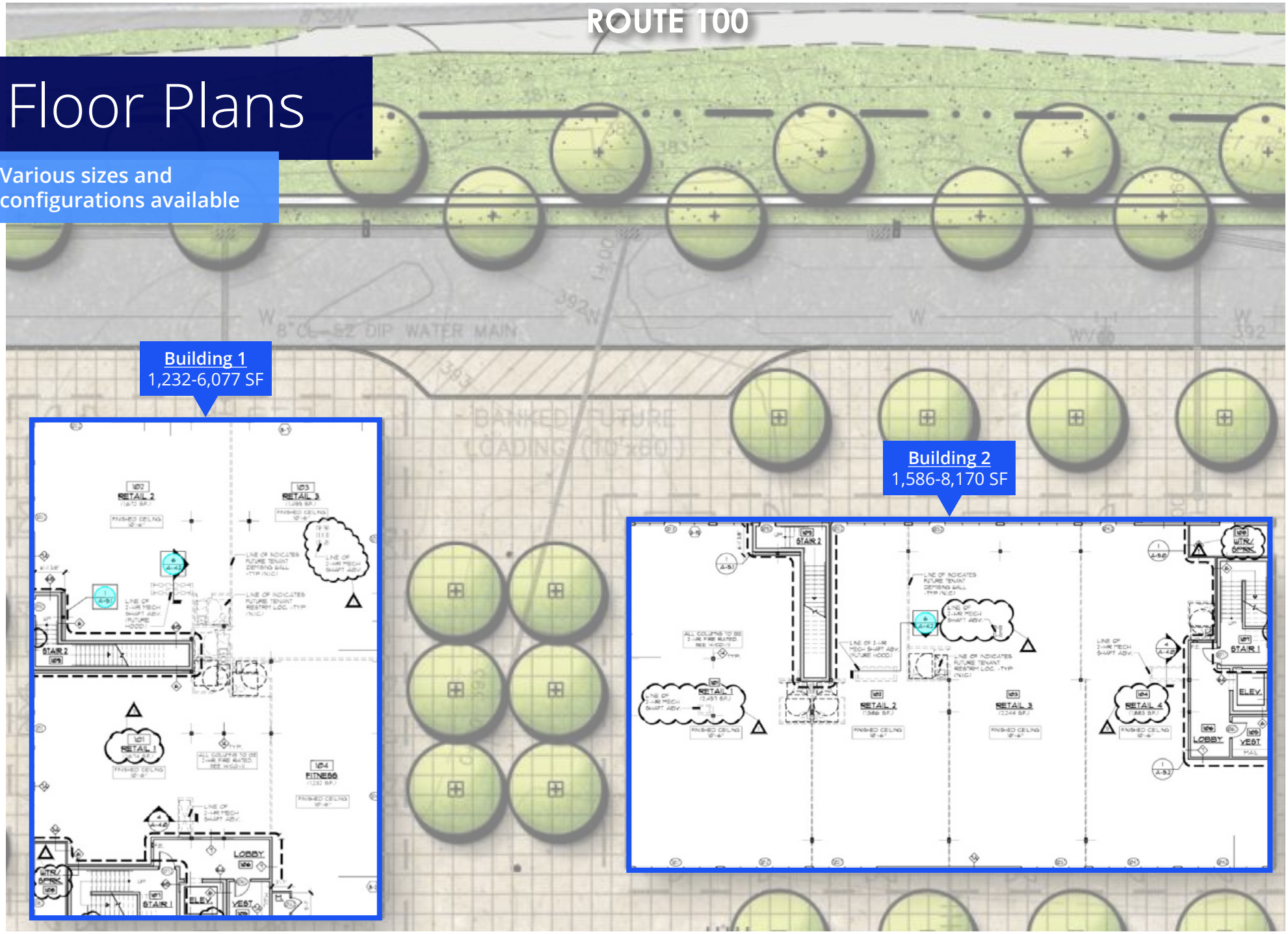
Accelerating success.

Site Plan

ROUTE 100
Building 1
1,232-6,077 SF
Building 2
1,586-8,170 SF
MIXED-USE BUILDING 1
MIXED-USE BUILDING 2
12-UNIT CARRIAGE APARTMENT
15-UNIT CARRIAGE APARTMENT
GRANDVIEW DRIVE
WOODMONT LANE
WOODMONT LANE
Woodmont Valley
204 apartments
~350 residents

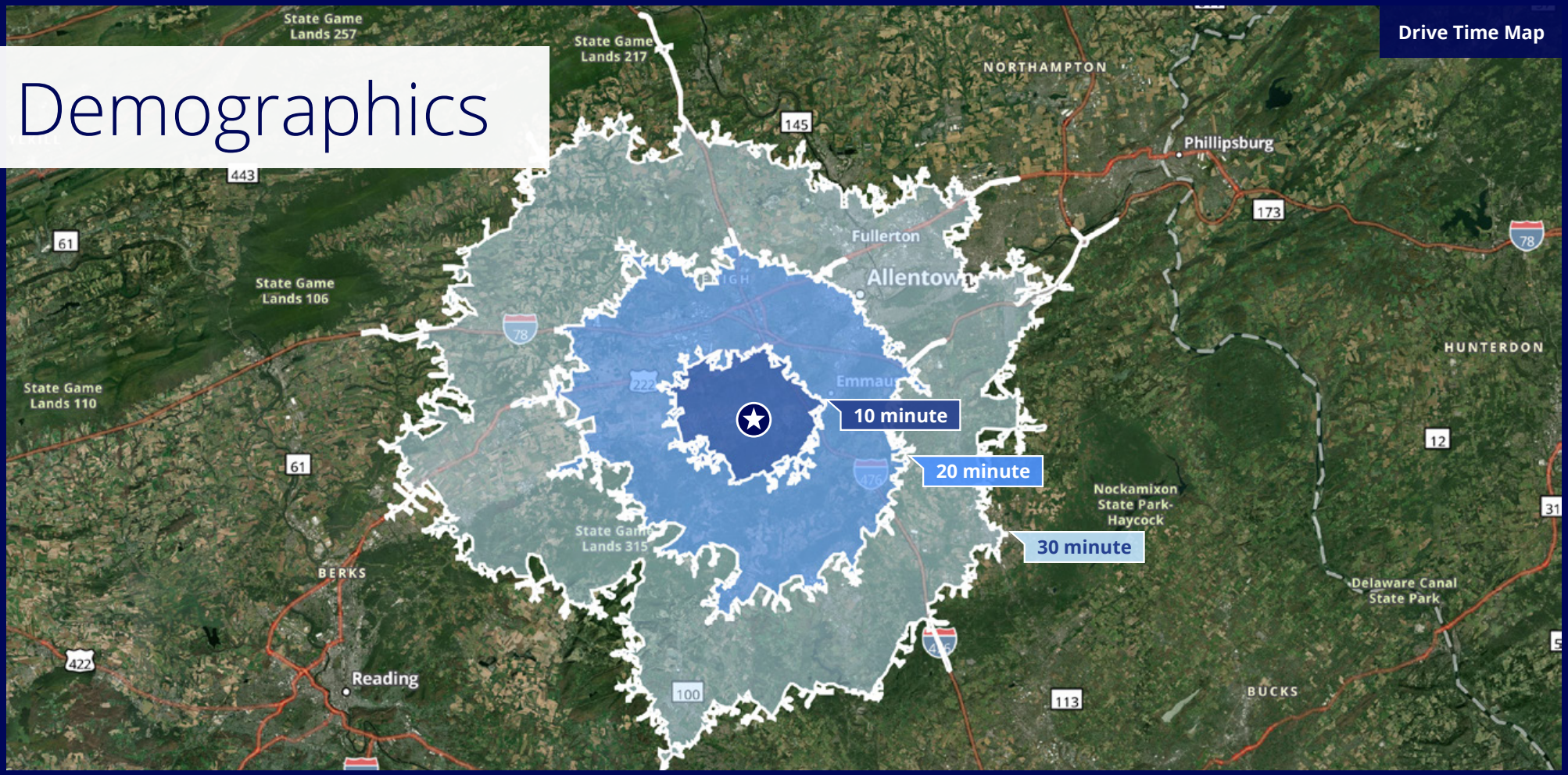
Floor Plans

Various sizes and configurations available



Rendering

Demographics



within one mile

8,056 people

$376,975 median home value

6,249 daytime population

$122,146 average HHI

4,670 employees

$86,664 median HHI

3,394 households

within three miles

40,379 people

$389,849 median home value

33,578 daytime population

$143,561 average HHI

21,666 employees

$105,795 median HHI

15,690 households

within five miles

94,068 people

$387,464 median home value

110,151 daytime population

$137,152 average HHI

50,561 employees

$103,709 median HHI

36,895 households

Retail Map

AIR PRODUCTS New HQ
WHOLE FOODS MARKET
BUCKEYE PARTNERS New HQ
THE HOME DEPOT
Panera BREAD
Chick-fil-A
ALDI
Former ±200 SF HQ
AIR PRODUCTS
Proposed Redevelopment
Hamilton Crossings
TARGET
COSTCO WHOLESALE
BJ's RESTAURANT BREWHOUSE
PETSMART
DICK'S SPORTING GOODS
five BELOW
DSW
MOVIE TAVERN
Raising Cane's
Wawa Drive-Thru
Walmart Supercenter
US Route 222
Hamilton Boulevard
Mines Rd
Lehigh St
78
29
South Mall
ROSS DRESS FOR LESS
STAPLES
STARBUCKS COFFEE
Bank of America
Wendy's
Trexlertown Plaza
GIANT
Burlington
HOBBY LOBBY
KFC
Jersey Mike's SUBS
Applebee's
Trexler Mall
KOHL'S
urbanAir ADVENTURE PARK
DOLLAR TREE
FINE WINE & GOOD SPIRITS
HomeGoods
Marshalls
Friendly's
McDonald's
KeyBank
MEMBERS 1st FEDERAL CREDIT UNION
FINE WINE & GOOD SPIRITS
Fields at Brookside
66 Single Family Homes
Lehigh Valley Health Network
Wawa
McDonald's
Brookside Country Club
222
PA Route 100
100
St Luke's Care Now
Subject Property
Eyer Middle School
476
Buckeye Rd
MACK
CVS
weis
Macungie Elementary School
Woodmont Valley
204 apartments
~350 residents
Stone Hill Meadows
140 single family home community
Shoemaker Elementary School
Chestnut St
Vera Cruz Rd

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