

WESTGATE

2425 SCHOENERSVILLE RD, BETHLEHEM, PA

±1,500 – 50,000 SF AVAILABLE FOR LEASE

JOIN

NEW
weis
NOW OPEN!



SKY ZONE

FINE WINE & GOOD SPIRITS



property highlights.

- Join a brand new Weis Markets Store!
- Situated in the heart of the local population of Bethlehem
- Easy access to Route 22 going East & West to Allentown & Easton
- Daily traffic counts of over 43,000 on the perimeter of the center
- Adjacent to Lehigh Valley Health Network
- Center undergoing multi-million dollar renovation



stats.

2020 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,386	53,196	221,405
EST. HOUSEHOLDS	1,007	21,936	84,287
EST. AVG. HH INCOME	\$102,176	\$86,154	\$72,616

SCHOENERSVILLE ROAD 18,675 VPD *ESRI 2020



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COMMERCIAL
REAL ESTATE, INC.

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get in touch.

JOE DOUGHERTY

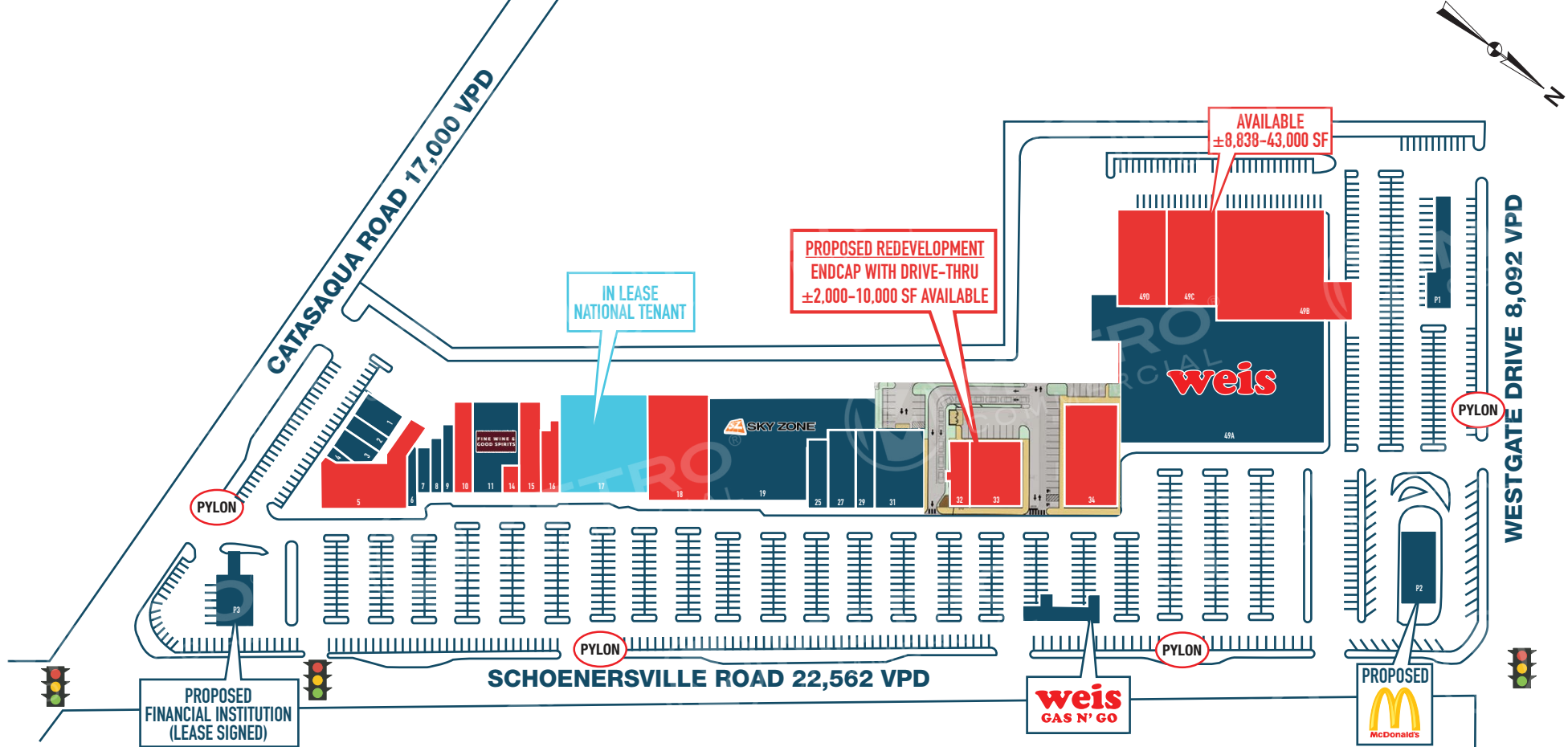
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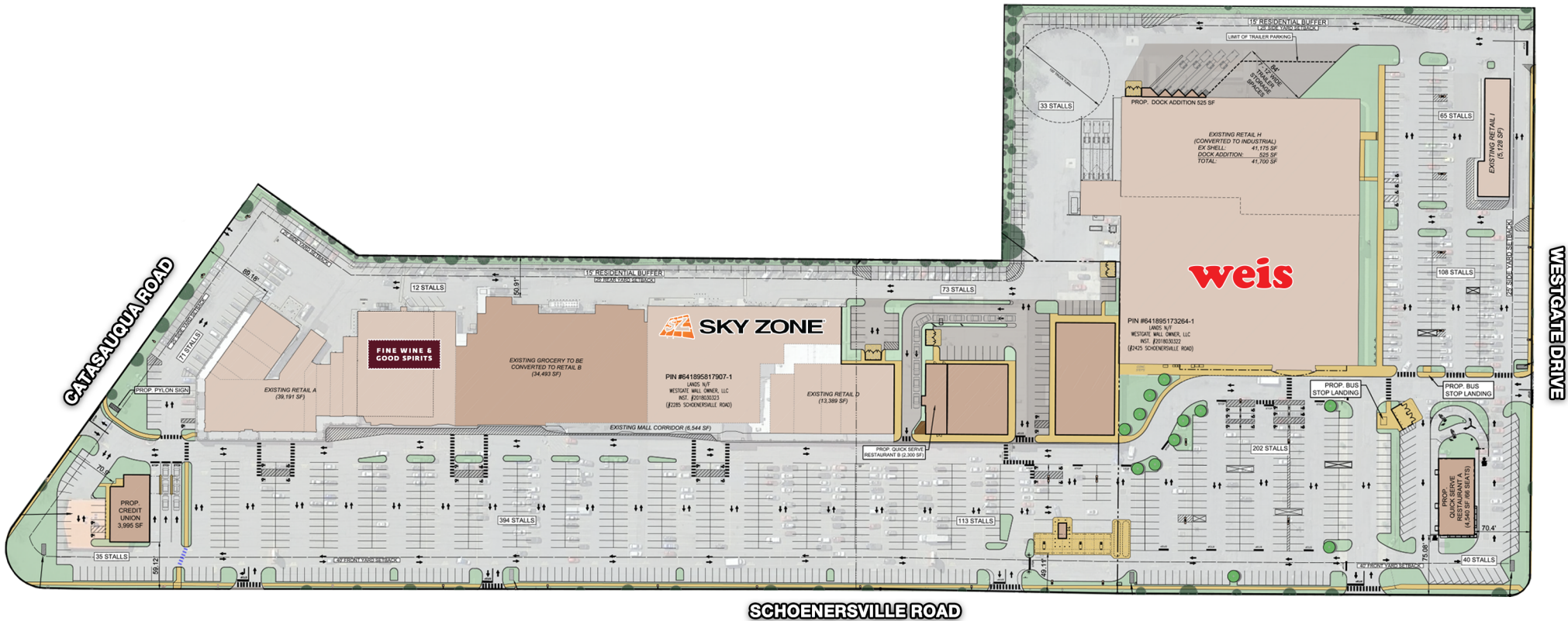
1.	LABCORP	2,450 SF	15.	AVAILABLE	3,964 SF	49A.	WEIS MARKETS	63,000 SF
2.	HEARING CENTER	1,358 SF	16.	AVAILABLE	2,550 SF	49B.	AVAILABLE	25,000 SF
3.	PANDA CLEANERS	1,788 SF	17.	IN LEASE		49C.	AVAILABLE	8,838 SF
4.	BETHLEHEM BARBER SHOP	469 SF	18.	AVAILABLE	17,000 SF	49D.	AVAILABLE	8,838 SF
5.	AVAILABLE	10,320 SF	19.	SKY ZONE TRAMPOLINE PARK	26,404 SF	<u>PAD SITES</u>		
6.	COUNTRY ROSE FLORIST	1,353 SF	25.	GNC	2,198 SF	P1.	JACK WILLIAMS TIRE & AUTO	5,125 SF
7.	MAYTAG LAUNDROMAT	1,343 SF	27.	WESTGATE PIZZA & RESTAURANT	3,033 SF	P2.	McDONALD'S	4,540 SF
8.	TANTASTIC TANNING SALON	1,288 SF	29.	JOHNNY'S BAGEL & PIZZA	2,167 SF	P3.	PROPOSED FINANCIAL INSTITUTION	3,500 SF
9.	OUTLOOKS FOR HAIR	1,778 SF	31.	GRAND CHINA BUFFET	6,079 SF			
10.	AVAILABLE	2,795 SF	32.	AVAILABLE	2,000 SF			
11.	FINE WINE & GOOD SPIRITS	7,216 SF	33.	AVAILABLE	6,800 SF			
14.	AVAILABLE	1,547 SF	34.	AVAILABLE	10,000 SF			

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BETHLEHEM, PA**



CONCEPTUAL REDEVELOPMENT PLAN



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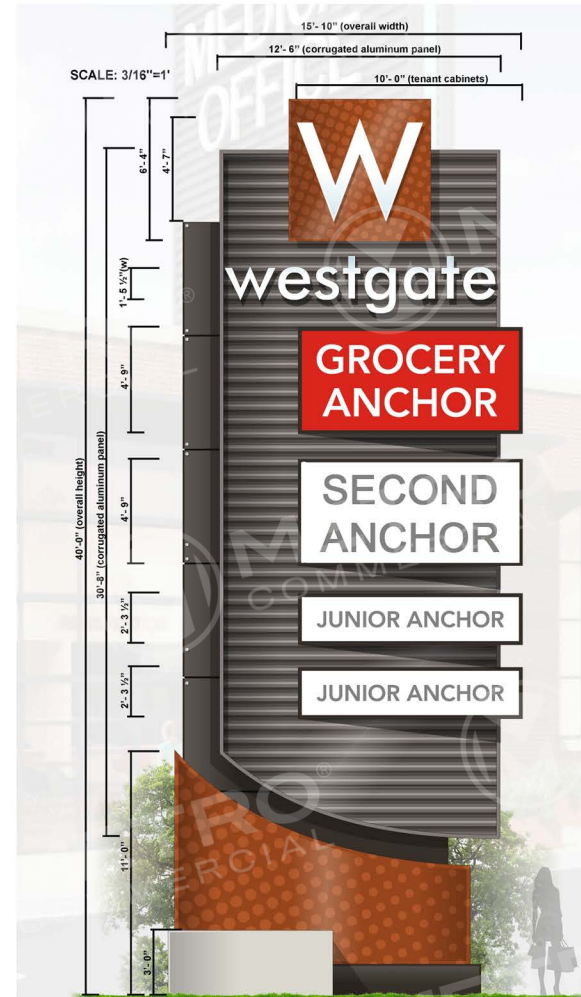
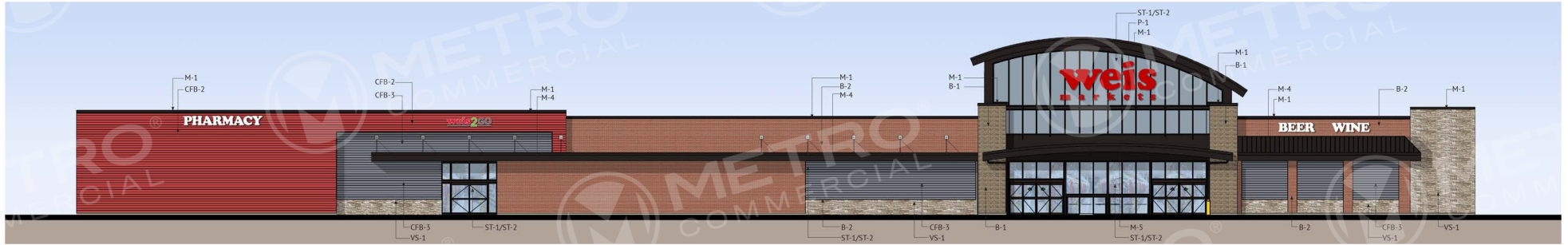


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