

PARK PLAZA AT SULLIVAN TRAIL

NEW Retail Expansion - Coming Soon!



GATEWAY TO FORKS TOWNSHIP



Plaza East Entrance



Plaza West Entrance

Park Plaza is a strategically located commercial and retail center in the heart of Forks Township, connected to Forks Township Community Park. Offering a mix of shopping, dining, and recreational opportunities, it serves as a vibrant alternative to the Lehigh Valley Mall and Promenade Shoppes. With 100,000 SF of leasable space, 80% of which is occupied, the Plaza enhances community life with flexible green spaces, fire pits, outdoor seating, and event programming.

KEY FEATURES

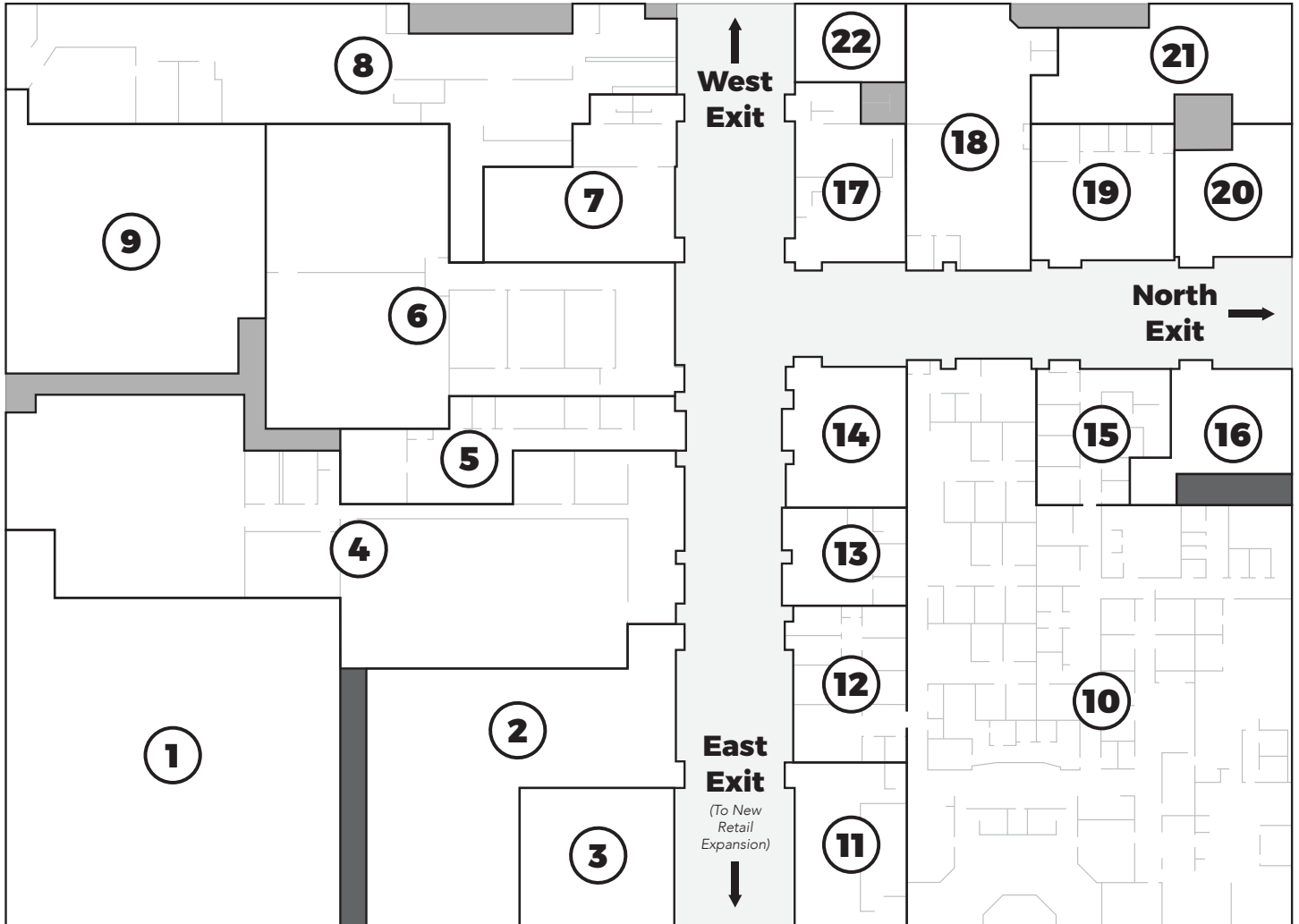
- A pedestrian-friendly, walkable design with numerous outdoor amenities and flexible event spaces.
- Strong connectivity to the Forks Community Park Bike Trail system and LANTA bus stops.
- Public-private partnerships with Forks Township, hosting integrated community events.
- Safe, multimodal site design with clear signage, crosswalks, and accessible areas.
- A vital part of Forks Township's Economic Development Plan, supporting local growth and providing a central hub for community activities and commerce.

Park Plaza continues to be a cornerstone for economic and community development in Forks Township, meeting local demands for restaurants, entertainment, and recreation while fostering a sense of place and connection for all residents.



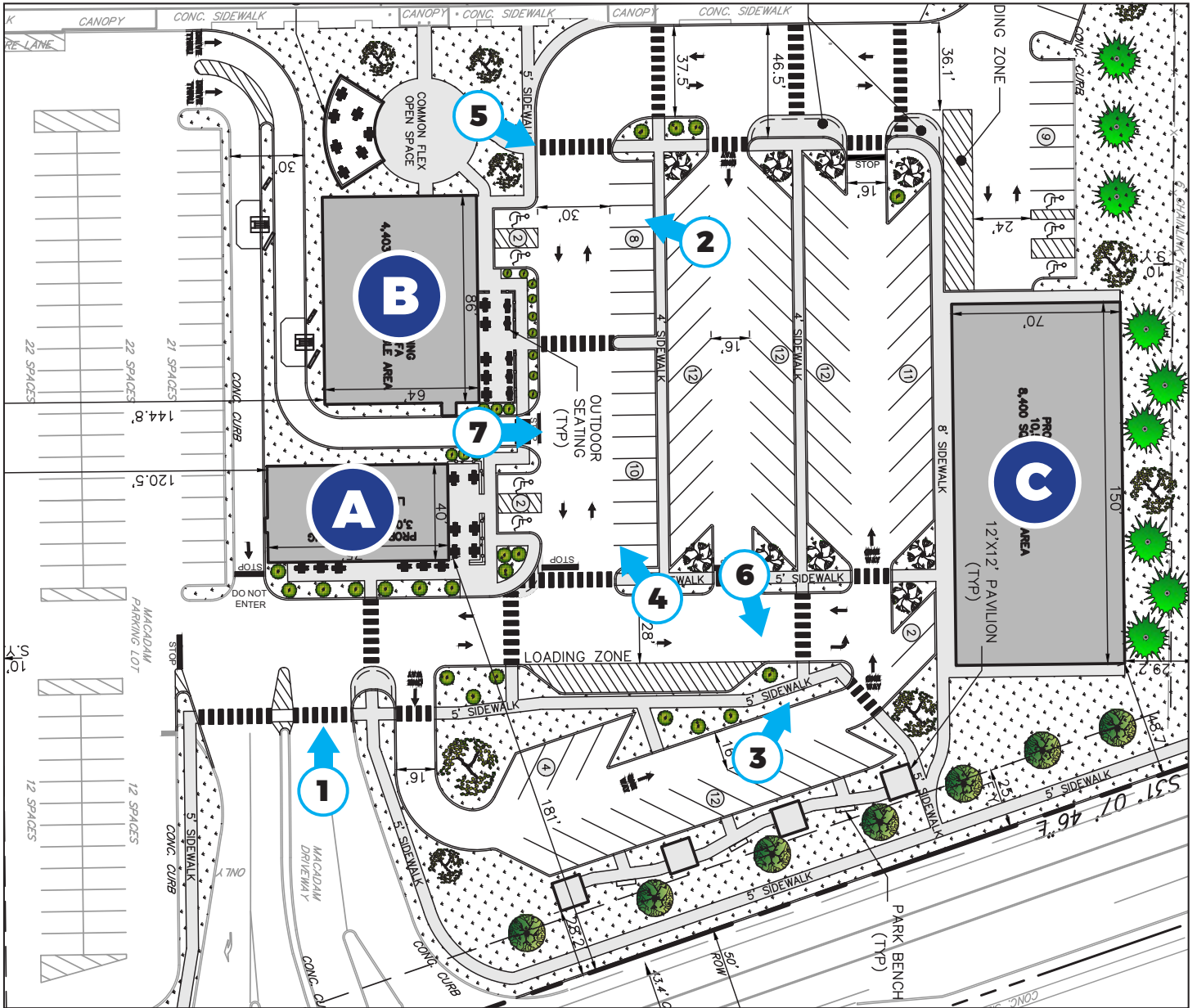
Mockup of Expansion Building C

PARK PLAZA - CURRENT TENANTS



- | | |
|---|--|
| 1 Suite 100 – Dollar Tree
<i>Discount Store</i> | 12 Suite 320 – Under Lease |
| 2 Suite 110 – Children’s Dental Health
<i>Dentist’s Office</i> | 13 Suite 325 – Trail Trimmers Salon
<i>Beauty Salon</i> |
| 3 Suite 115 – Sam’s Bagel & Deli
<i>Deli Restaurant</i> | 14 Suite 330 – Green Vida Co.
<i>Health Food Store</i> |
| 4 Suite 130 – Gym Time
<i>Children’s Gymnastics & Fitness Center</i> | 15 Suite 350 – Under Lease |
| 5 Suite 135 – Forks Community Church | 16 Suite 360 – Family Chicken & Waffles
<i>Seafood & Soul Food</i> |
| 6 Suite 140 – Northampton County
Senior Community Center
<i>Women’s Fitness Center</i> | 17 Suite 420 – Ice Cream Lounge
& Caribbean Grill |
| 7 Suite 145 – CycleFit
<i>Cycling and Strength Training Center</i> | 18 Suite 425 – Robbins Rehabilitation |
| 8 Suite 150 – SURV
<i>Restaurant & Pizza</i> | 19 Suite 430 – Access Services
<i>Special Needs Services</i> |
| 9 Suite 160 – Gym Time
<i>Children’s Gymnastics & Fitness Center</i> | 20 Suite 435 – Sunny Side Up
<i>Breakfast & Lunch Restaurant</i> |
| 10 Suite 200 – Under Lease | 21 Suite 440 – Suite Available |
| 11 Suite 310 – NeighboRX Pharmacy
<i>Pharmacy</i> | 22 Suite 460 – Ice Cream Lounge
<i>Ice Cream Shop</i> |

RETAIL EXPANSION - SITE PLAN



BUILDING A KEY DETAILS

- PROPOSED RESTAURANT
- 75' x 40'
- 3,000 SQ. FT. GFA
- 2,400 SQ. FT. LEASABLE AREA
- DRIVE-THRU ACCESS

PROPOSED RETAIL EXPANSION – MOCK-UPS

2



BUILDING **B**

KEY DETAILS

- PROPOSED RESTAURANT
- 64' x 86'
- 5,504 SQ. FT. GFA
- 4,403 SQ. FT. LEASABLE AREA
- ACCESS TO COMMON FLEX OPEN SPACE
- DRIVE-THRU ACCESS

VIEW 2

New Building B and Main Building, from New Building C

3



BUILDING **C**

KEY DETAILS

- PROPOSED RETAIL
- 70' x 150'
- 10,500 SQ. FT. GFA
- 8,400 SQ. FT. LEASABLE AREA
- ACCESS TO LOADING ZONE

VIEW 3

New Building C

4



VIEW 4

Main Building and New Buildings A and B, from Sullivan Trail

PROPOSED RETAIL EXPANSION - MOCK-UPS (CONT.)

5



VIEW 5

New Building C, from New Common Flex Space

6



VIEW 6

Green Space, from East Parking Lot

7



VIEW 7

New Building C, from New Buildings A & B

DEMOGRAPHIC REPORT

Building Type: General Retail Secondary: Storefront GLA: 109,770 SF Year Built: 1988 Total Available: 24,174 SF % Leased: 84.79% Rent/SF/Yr: \$16	Radius	1 Mile	3 Mile	5 Mile
	Population			
	2028 Projection	10,391	84,327	129,393
	2023 Estimate	10,031	81,667	125,115
	2010 Census	8,907	75,779	115,837
	Growth 2023-2028	3.59%	3.26%	3.42%
	Growth 2010-2023	12.62%	7.77%	8.01%

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Age	10,031		81,667		125,115	
Age 0 - 4	471	4.70%	4,351	5.33%	6,405	5.12%
Age 5 - 9	513	5.11%	4,503	5.51%	6,623	5.29%
Age 10 - 14	613	6.11%	5,015	6.14%	7,413	5.92%
Age 15 - 19	717	7.15%	5,598	6.85%	8,309	6.64%
Age 20 - 24	670	6.68%	5,519	6.76%	8,161	6.52%
Age 25 - 29	541	5.39%	5,109	6.26%	7,519	6.01%
Age 30 - 34	504	5.02%	5,215	6.39%	7,640	6.11%
Age 35 - 39	540	5.38%	5,364	6.57%	7,896	6.31%
Age 40 - 44	606	6.04%	5,272	6.46%	7,867	6.29%
Age 45 - 49	649	6.47%	5,048	6.18%	7,679	6.14%
Age 50 - 54	704	7.02%	5,233	6.41%	8,158	6.52%
Age 55 - 59	727	7.25%	5,403	6.62%	8,605	6.88%
Age 60 - 64	708	7.06%	5,255	6.43%	8,490	6.79%
Age 65 - 69	631	6.29%	4,588	5.62%	7,466	5.97%
Age 70 - 74	540	5.38%	3,834	4.69%	6,252	5.00%
Age 75 - 79	394	3.93%	2,766	3.39%	4,533	3.62%
Age 80 - 84	250	2.49%	1,767	2.16%	2,925	2.34%
Age 85+	251	2.50%	1,824	2.23%	3,174	2.54%
Age 65+	2,066	20.60%	14,779	18.10%	24,350	19.46%
Median Age	43.70		40.10		41.60	
Average Age	42.10		40.30		41.30	
2023 Population by Race	10,031		81,667		125,115	
White	8,217	81.92%	62,517	76.55%	99,971	79.90%
Black	1,011	10.08%	12,569	15.39%	15,646	12.51%
Am. Indian & Alaskan	21	0.21%	491	0.60%	645	0.52%
Asian	515	5.13%	2,988	3.66%	4,774	3.82%
Hawaiian & Pacific Island	9	0.09%	189	0.23%	203	0.16%
Other	258	2.57%	2,913	3.57%	3,876	3.10%
Population by Hispanic Origin	10,031		81,667		125,115	
Non-Hispanic Origin	8,787	87.60%	65,587	80.31%	105,199	84.08%
Hispanic Origin	1,243	12.39%	16,081	19.69%	19,916	15.92%
2023 Median Age, Male	42.40		39.00		42.20	
2023 Average Age, Male	41.00		39.30		40.10	
2023 Median Age, Female	44.80		41.40		43.10	
2023 Average Age, Female	43.00		41.30		42.40	

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation Classification	8,290		66,682		103,013	
Civilian Employed	5,352	64.56%	41,427	62.13%	64,757	62.86%
Civilian Unemployed	195	2.35%	1,716	2.57%	2,477	2.40%
Civilian Non-Labor Force	2,743	33.09%	23,535	35.29%	35,751	34.71%
Armed Forces	0	0.00%	4	0.01%	28	0.03%
Households by Marital Status						
Married	2,447		14,697		24,116	
Married No Children	1,346		8,392		14,070	
Married w/ Children	1,101		6,304		10,045	
2023 Population by Education	7,365		60,438		93,667	
Some High School, No Diploma	237	3.22%	6,739	11.15%	8,988	9.60%
High School Grad (Incl Equivalency)	1,954	26.53%	18,296	30.27%	28,909	30.86%
Some College, No Degree	1,831	24.86%	14,221	23.53%	22,795	24.34%
Associate Degree	318	4.32%	3,758	6.22%	5,463	5.83%
Bachelor Degree	1,800	24.44%	11,097	18.36%	17,246	18.41%
Advanced Degree	1,225	16.63%	6,327	10.47%	10,266	10.96%
2023 Population by Occupation	10,201		77,842		121,726	
Real Estate & Finance	360	3.53%	2,169	2.79%	3,541	2.91%
Professional & Management	2,961	29.03%	18,014	23.14%	29,328	24.09%
Public Administration	150	1.47%	1,513	1.94%	2,482	2.04%
Education & Health	1,365	13.38%	10,206	13.11%	15,859	13.03%
Services	626	6.14%	7,431	9.55%	11,243	9.24%
Information	165	1.62%	1,006	1.29%	1,481	1.22%
Sales	1,152	11.29%	9,675	12.43%	15,251	12.53%
Transportation	48	0.47%	922	1.18%	1,214	1.00%
Retail	623	6.11%	4,971	6.39%	7,747	6.36%
Wholesale	293	2.87%	1,346	1.73%	1,944	1.60%
Manufacturing	878	8.61%	5,880	7.55%	9,137	7.51%
Production	664	6.51%	6,458	8.30%	9,716	7.98%
Construction	367	3.60%	3,378	4.34%	5,073	4.17%
Utilities	321	3.15%	2,413	3.10%	3,986	3.27%
Agriculture & Mining	17	0.17%	443	0.57%	481	0.40%
Farming, Fishing, Forestry	0	0.00%	260	0.33%	300	0.25%
Other Services	211	2.07%	1,757	2.26%	2,943	2.42%
2023 Worker Time Travel to Job	5,075		39,881		62,084	
Civilian Employed	5,352	64.56%	41,427	62.13%	64,757	62.86%
Civilian Unemployed	195	2.35%	1,716	2.57%	2,477	2.40%
Civilian Non-Labor Force	2,743	33.09%	23,535	35.29%	35,751	34.71%
Armed Forces	0	0.00%	4	0.01%	28	0.03%

Households			
2028 Projection	3,934	31,345	49,456
2023 Estimate	3,793	30,290	47,701
2010 Census	3,366	28,030	43,990
Growth 2023 - 2028	3.72%	3.48%	3.68%
Growth 2010 - 2023	12.69%	8.06%	8.44%

Radius	1 Mile		3 Mile		5 Mile	
2023 Households by HH Size	3,367		28,031		43,990	
1-Person Households	718	21.32%	7,368	26.29%	11,668	26.52%
2-Person Households	1,167	34.66%	8,828	31.49%	14,234	32.36%
3-Person Households	561	16.66%	4,719	16.83%	7,365	16.74%
4-Person Households	592	17.58%	4,198	14.98%	6,440	14.64%
5-Person Households	234	6.95%	1,779	6.35%	2,704	6.15%
6-Person Households	66	1.96%	706	2.52%	1,001	2.28%
7 or more Person Households	29	0.86%	433	1.54%	578	1.31%
2023 Average Household Size	2.60		2.60		2.50	

2023 Households by HH Income	3,792		30,291		47,702	
<\$25,000	309	8.15%	4,411	14.56%	6,271	13.15%
\$25,000 - \$50,000	534	14.08%	5,406	17.85%	8,148	17.08%
\$50,000 - \$75,000	675	17.80%	5,890	19.44%	8,811	18.47%
\$75,000 - \$100,000	490	12.92%	4,126	13.62%	6,882	14.43%
\$100,000 - \$125,000	348	9.18%	3,011	9.94%	5,619	11.78%
\$125,000 - \$150,000	414	10.92%	3,002	9.91%	4,345	9.11%
\$150,000 - \$200,000	410	10.81%	2,239	7.39%	3,808	7.98%
\$200,000+	612	16.14%	2,206	7.28%	3,818	8.00%
2023 Avg Household Income	\$122,755		\$92,731		\$96,749	
2023 Med Household Income	\$94,285		\$72,297		\$77,256	
2023 Occupied Housing	3,793		30,289		47,701	
Owner Occupied	3,311	87.29%	20,255	66.87%	33,376	69.97%
Renter Occupied	482	12.71%	10,034	33.13%	14,325	30.03%
2010 Housing Units	3,975		33,102		51,709	
1 Unit	3,653	91.90%	24,996	75.51%	39,143	75.70%
2 - 4 Units	73	1.84%	4,105	12.40%	5,810	11.24%
5 - 19 Units	106	2.67%	2,127	6.43%	3,829	7.40%
20+ Units	143	3.60%	1,874	5.66%	2,927	5.66%
2023 Housing Value	3,312		20,257		33,376	
< \$100,000	148	4.47%	2,310	11.40%	3,101	9.29%
\$100,000 - \$200,000	599	18.09%	7,077	34.94%	11,138	33.37%
\$200,000 - \$300,000	1,113	33.61%	5,600	27.64%	9,985	29.92%
\$300,000 - \$400,000	1,198	36.17%	3,740	18.46%	6,242	18.70%
\$400,000 - \$500,000	190	5.74%	1,084	5.35%	1,785	5.35%
\$500,000 - \$1,000,000	64	1.93%	429	2.12%	1,021	3.06%
\$1,000,000 +	0	0.00%	17	0.08%	104	0.31%
2023 Median Home Value	\$281,670		\$213,241		\$224,527	
2023 Housing Units by Yr Built	4,043		33,229		52,011	
Built 2010+	552	13.65%	2,926	8.81%	4,698	9.03%
Built 2000 - 2010	1,280	31.66%	4,135	12.44%	6,456	12.41%
Built 1990 - 1999	561	13.88%	2,297	6.91%	4,504	8.66%
Built 1980 - 1989	377	9.32%	1,476	4.44%	2,809	5.40%
Built 1970 - 1979	269	6.65%	2,025	6.09%	3,845	7.39%
Built 1960 - 1969	218	5.39%	2,146	6.46%	3,977	7.65%
Built 1950 - 1959	327	8.09%	3,150	9.48%	5,766	11.09%
Built < 1949	459	11.35%	15,074	45.36%	19,956	38.37%
2023 Median Year Built	1996		1954		1960	