



## The Shops at Bethlehem

2920 Easton Avenue  
Bethlehem, Northampton County, PA

### Property Features

- Range of retail suite sizes 13,000-25,312 SF available with up to 38,312 SF contiguous. Includes a highly desirable end-cap position with great visibility from the street.
- Extensive renovations to façade completed with ongoing parking lot and walkway improvements
- Two pad sites available for ground lease
- 166,937 SF retail center located in dense residential area within minutes to Downtown Bethlehem
- Electric car charging stations available
- Excellent demographics and traffic volume, easy access to Routes 22, 191, 33, & 378
- Anchored by Giant Food Store. Other retailers include Petco, Dairy Queen, Active Learning Center, and more.
- **Generous Tenant Improvement Incentives!**
- **Lease Rate: Call for details**



For more information:

**Jennifer Kennedy**

610.871.1707 | jennkennedy@naisummit.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

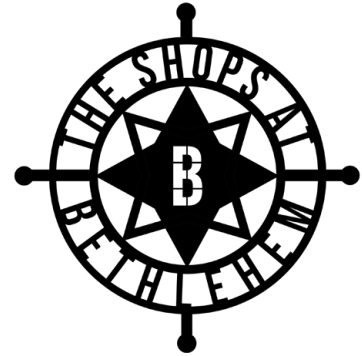
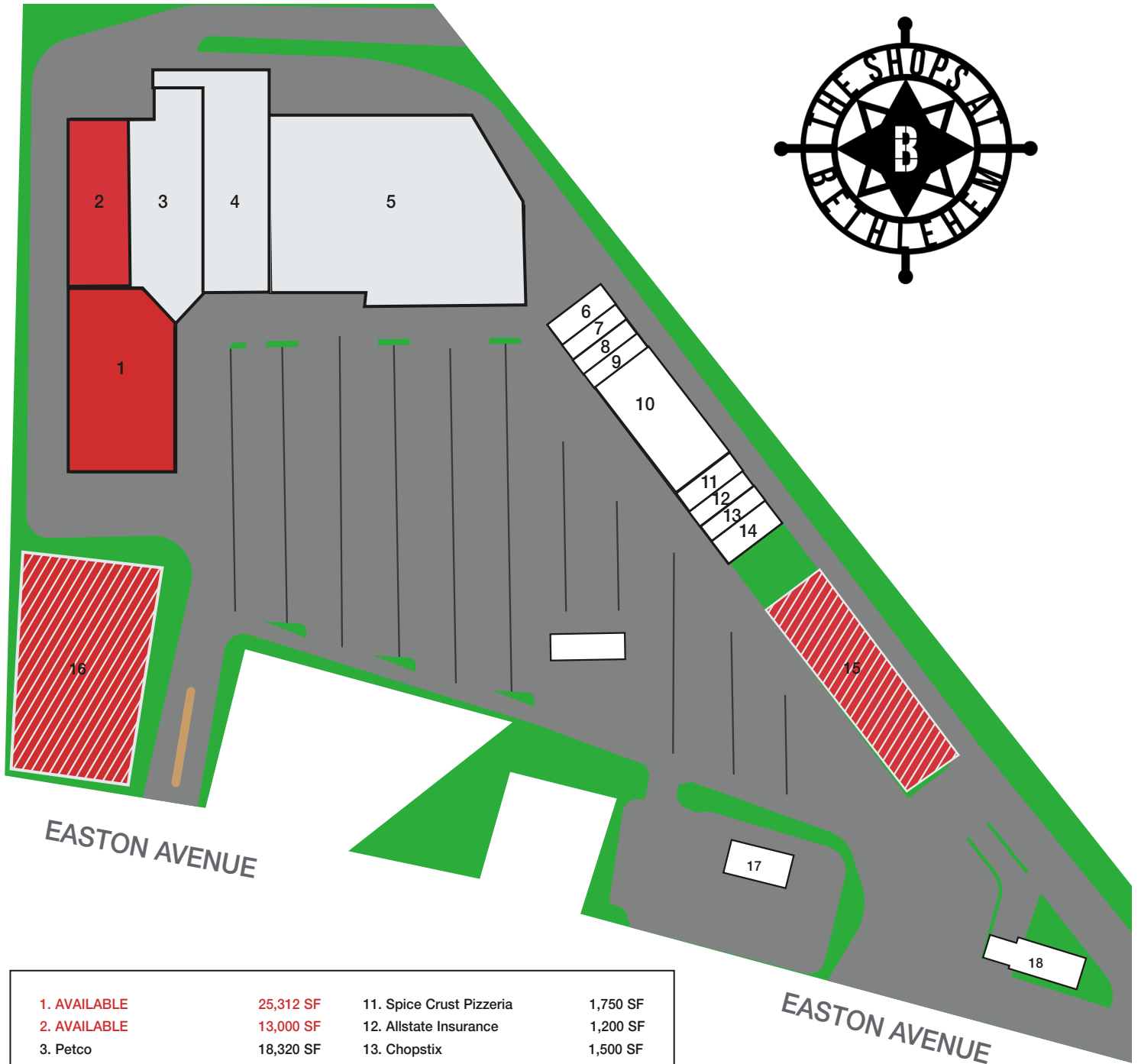
**NAI Summit**

1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200 | [naisummit.com](http://naisummit.com)

# CONVENIENTLY LOCATED **COMMUNITY SHOPPING CENTER**

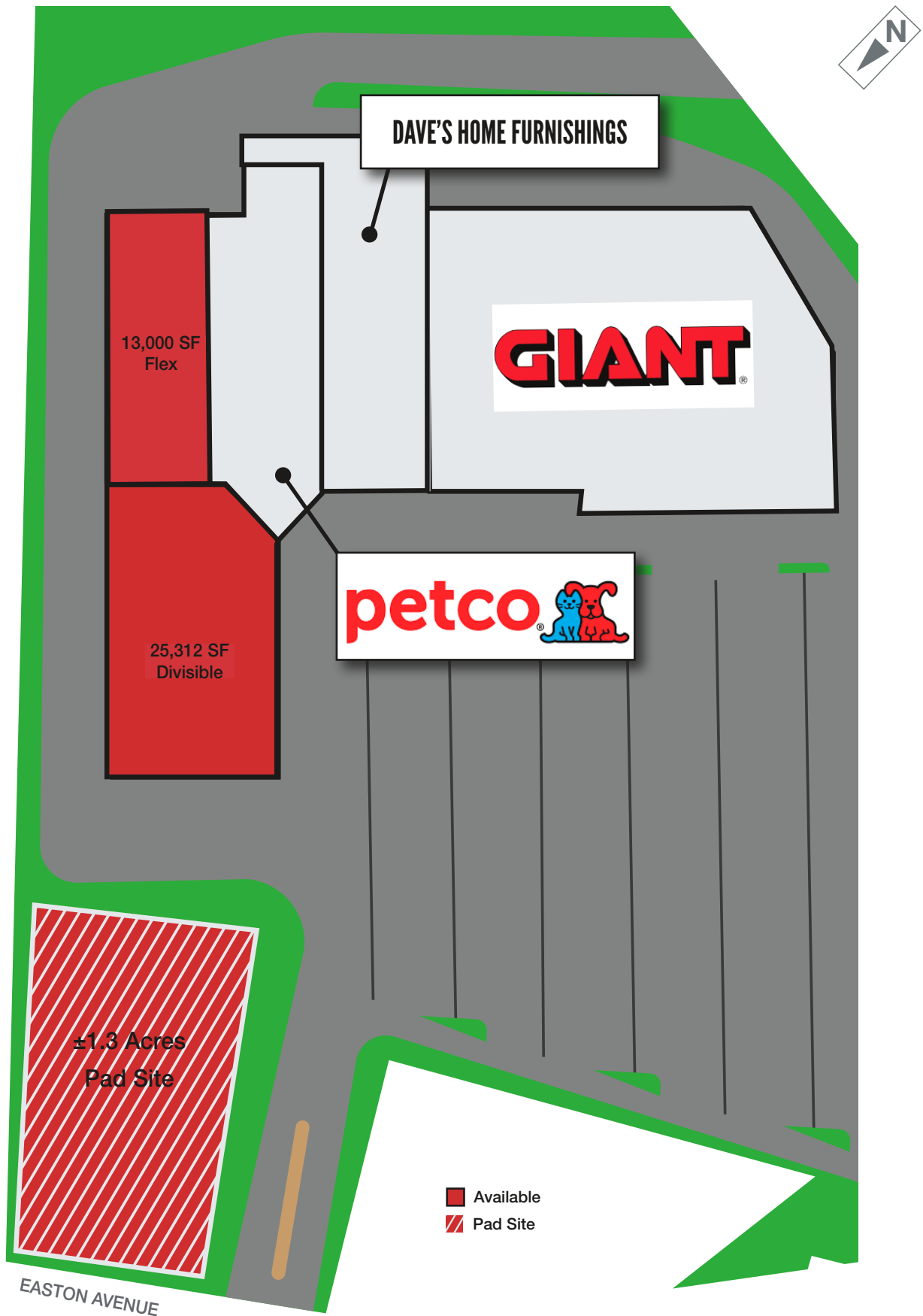


1. AVAILABLE	25,312 SF	11. Spice Crust Pizzeria	1,750 SF
2. AVAILABLE	13,000 SF	12. Allstate Insurance	1,200 SF
3. Petco	18,320 SF	13. Chopstix	1,500 SF
4. Dave's Home Furnishings	19,137 SF	14. Poke Bar 25	2,250 SF
5. Giant	56,136 SF	15. AVAILABLE Pad Site	±.52 Acres
6. Vic's Bagels	2,250 SF	16. AVAILABLE Pad Site	±1.3 Acres
7. T&M Nails	1,500 SF	17. Dairy Queen	Pad Site
8. Prestige Dry Cleaners	1,500 SF	18. Unity Bank	Pad Site
9. We Care Pharmacy	1,550 SF		
10. L.V. Martial Arts & Active Learning Center	11,250 SF		

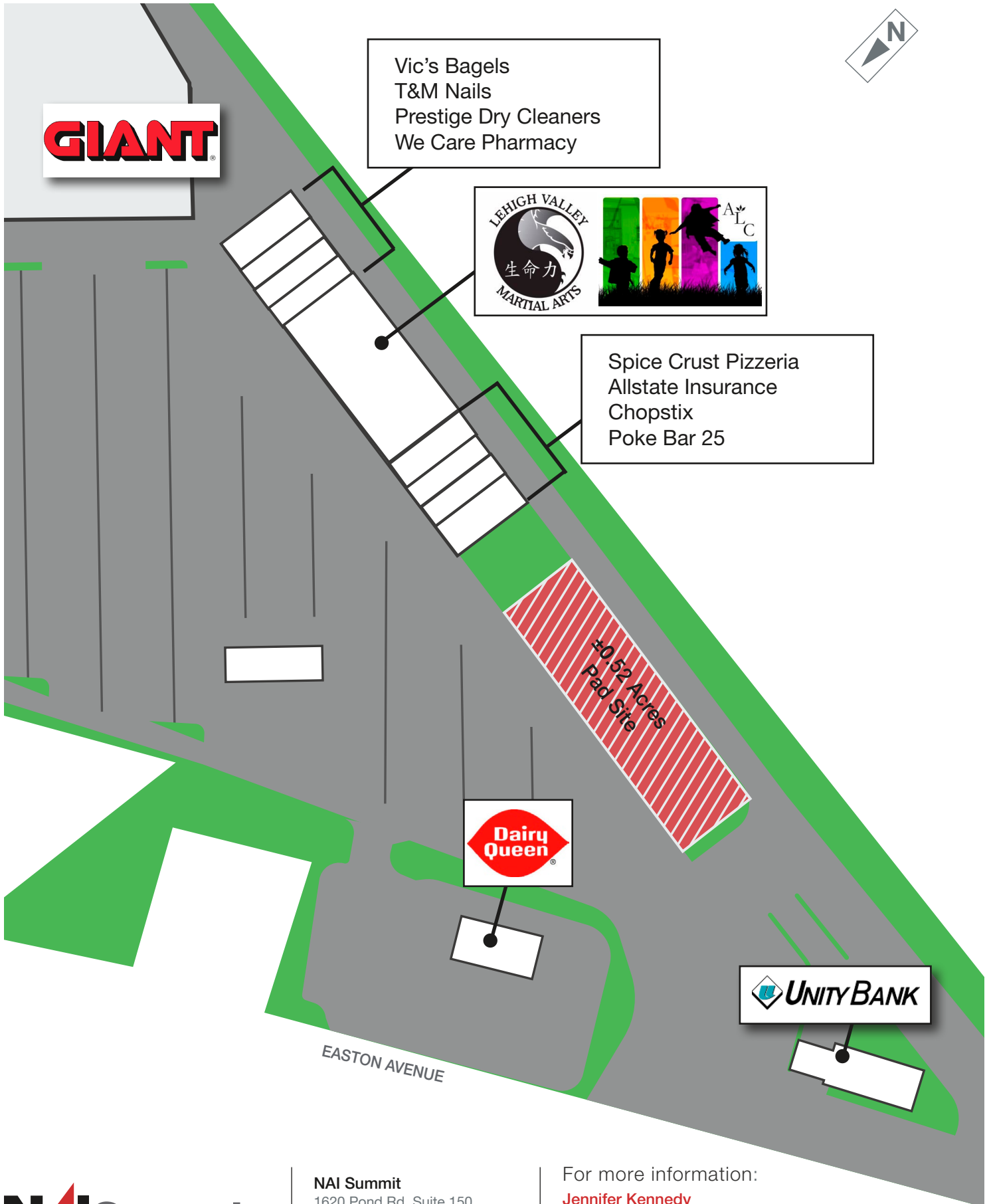
■ Available  
▨ Pad Site



# SHOPS AT BETHLEHEM SUITES & PAD SITES



# SHOPS AT BETHLEHEM AVAILABLE SUITES & PAD SITES



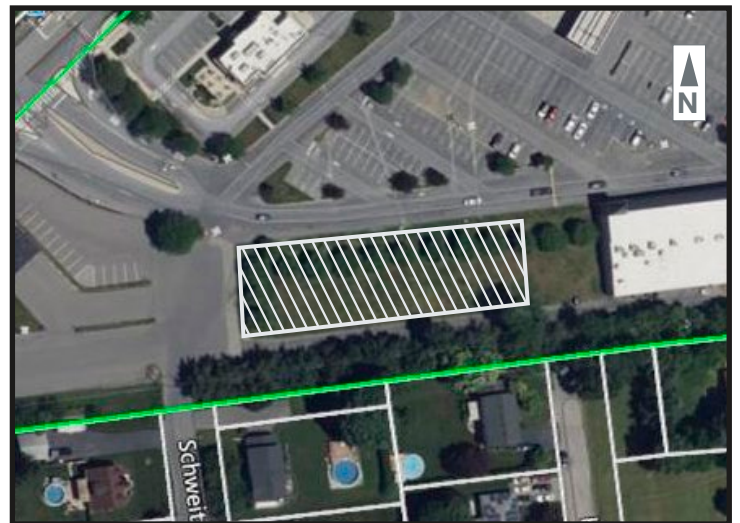


## Shops at Bethlehem Pad Site #15

Bethlehem, Northampton County, PA

### Property Features

- ±0.52 acre ground lease with potential for a standalone building up to 12,500 SF
- Ideal for coffee shop, bakery, fast casual restaurant with or without drive-through service, beverage distributor, or mattress retailers
- ±15,800 daily traffic count on Easton Avenue
- Served by LANTA Bus Route #220 and quick access to major highways including 22, 33, 191 and 378
- Half mile from busy intersection with Stefko Blvd
- **Lease Rate: Call for details**





## Shops at Bethlehem Pad Site #16

Bethlehem, Northampton County, PA

### Property Features

- ±1.3 acre ground lease
- Prominent location with frontage on Easton Ave
- Shopping center pylon sign on northwest corner of site
- Ideal for coffee shop, bakery, fast casual restaurant with or without drive-through service, beverage distributor, or mattress retailers
- ±15,800 daily traffic count on Easton Avenue
- Served by LANTA Bus Route #220 and quick access to major highways including 22, 33, 191 and 378
- Half mile from busy intersection with Stefko Blvd
- **Lease Rate: Call for details**



# SHOPS AT BETHLEHEM 2920 EASTON AVENUE



## Area Overview

Located along minor arterial road in densely populated residential area.

Easy access to Routes 22, 33, 191 and 378.

## AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	13,659	68,858	157,112
Median Age	46.2	42.8	42.5
Average HH Income	\$103,663	\$112,657	\$107,980
Total Businesses	278	2,437	5,398
Total Employees	2,308	31,578	96,236

## TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
Easton Ave	0.14	Nottingham Rd	2020	13,993
Easton Ave	0.14	Woodlawn Ave	2021	15,840