



**FLOOR & DECOR NOW OPEN**

**WHITEHALL**

MACARTHUR ROAD & GRAPE STREET | WHITEHALL, PA





W. UNION STREET

MICKLEY ROAD

ANCHOR, INLINE, AND  
PAD SITE AVAILABILITIES

PYLON

PYLON

ADT: 6,519

ADT: 36,876

GRAPE STREET

MACARTHUR STREET



# DEMOGRAPHICS

BASED ON 15 MINUTE DRIVE TIME

## POPULATION



TOTAL POP.  
342,741



2023 HOUSEHOLDS  
132,345



DAYTIME POP.  
389,720



MEDIAN AGE  
40.5

## HOUSEHOLD STATS



AVG SIZE  
2.51



AVG INCOME  
\$95,305

## AVERAGE HOUSEHOLD SPENDING



EATING OUT  
\$3,306



APPAREL & SERVICES  
\$1,992



GROCERIES  
\$6,149

## EDUCATION



ASSOCIATE'S  
DEGREE OR HIGHER  
42%

## GENERATIONS



GENERATION Z  
(BORN 1999-2016)  
22.9%



MILLENNIALS  
(BORN 1981-1988)  
22.7%



GENERATION X  
(BORN 1965-1980)  
19.1%



BABY BOOMERS  
(BORN 1946-1964)  
21.1%

## WORKFORCE



WHITE COLLAR  
55.5%



SERVICES  
17.5%



BLUE COLLAR  
27%



# LOCATION



Advance  
Auto Parts

±1 ACRE AVAILABLE

KOHL'S

AVAILABLE

OPENING SOON  
GRAVITY VAULT  
INDOOR ROCK CLIMB

AVAILABLE\*

CARPET & TILE MART  
FLOORING SUPERCENTERS

AVAILABLE\*

NEGOTIATING  
LEASE

FLOOR  
DECOR  
TILE WOOD STONE

five BELOW

Wawa



Raymour & Flanigan  
FURNITURE

PYLON

NEGOTIATING LOI

AVAILABLE

MEN'S WEARHOUSE



PROPOSED

PYLON

UNDER  
CONSTRUCTION  
Penn  
Community  
Bank

PROPOSED PAD

ADT: 6,519

MISSION  
BBQ



LOVESAC

ADT: 36,876

Pep Boys

\*CAN BE COMBINED FOR TOTAL OF 38,322 SF



# STEE PLAIN

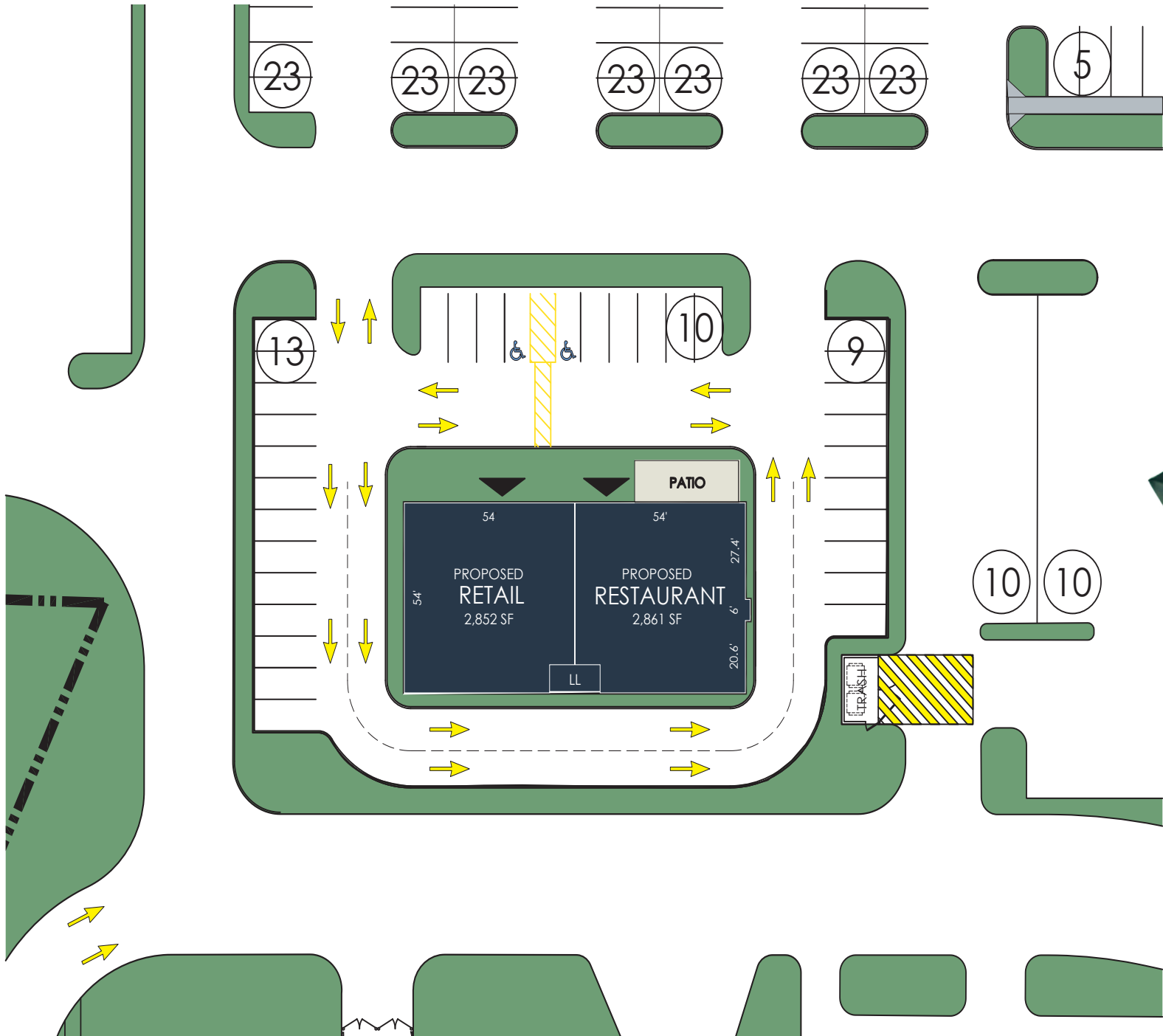


SUITE	TENANT	SF
PAD 1	Available Pad Site	43,000
XB	Kohl's (Not Owned)	81,785
PAD 2	Wawa (Signed Lease)	5,616
XAA	Floor & Decor (Under Construction)	82,468
PAD 3	Available (Pad With Drive-Thru)	2,852
PAD 3	Available (Pad With Drive-Thru)	2,861
1000A	Five Below	7,000
1009A	Lane Bryant	4,870
XEA	Negotiating LOI	43,971
1021	Available	4,537
1024A	Available	4,537
1024B	Available	6,080
1033	Available	2,907
1034	D&M Snacks	376
1036	The Pet Shop	2,691
1039	SMP	4,301
1042	Video & More	2,475
XF	Gravity Vault (Under Construction)	58,278
XCB	Available*	8,000
XCA	Available*	30,322
1060	Negotiating LOI	22,965
1061	Available	4,948
LL04	Proposed Starbucks	3,874
LL11	Buffalo Wild Wings	6,000
LL03	Community Bank	5,000
LL02	Mission BBQ	2,914
	Raymour & Flanigan (Owned By Others)	61,032
	*CAN BE COMBINED FOR A TOTAL OF 38,322 SF	



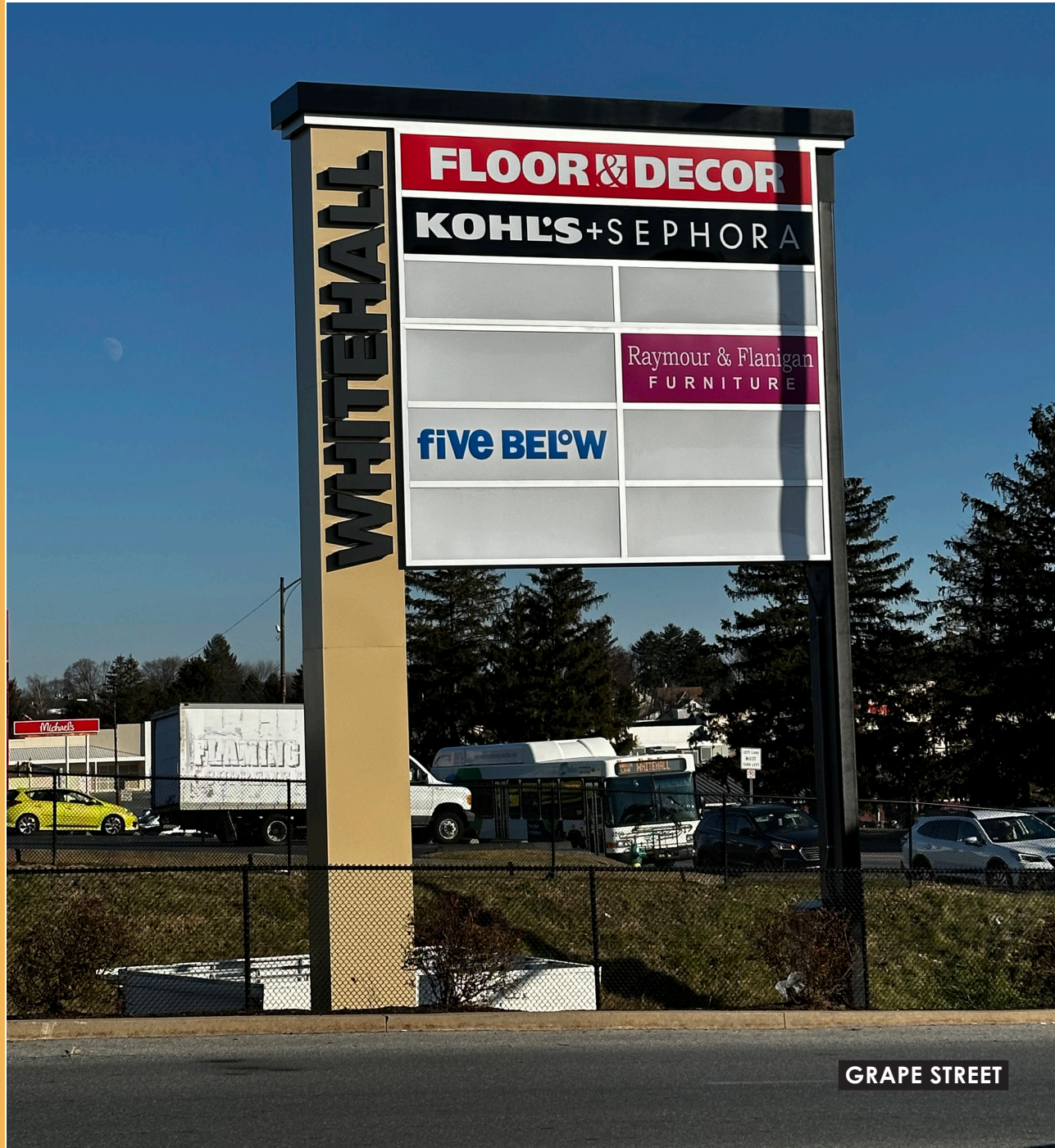
# DEVELOPMENT PLAN

## AVAILABLE PAD WITH DRIVE-THRU





# PREMIUM SIGNAGE VISIBILITY ON GRAPE & MACARTHUR STREETS





# PROPERTY DETAILS



Outstanding co-tenancy with a mix of national, regional, and local tenants



Directly across from the super regional 1,040,000 SF Lehigh Valley Mall



Plans to deliver two free standing outparcel buildings intended for shop space







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