



WHITEHALL PLAZA

Modern leasing opportunity in a high-traffic Lehigh Valley retail corridor.

2001 MacArthur Rd, Whitehall, PA 18052

414,071 SF

BUILDING AREA
Regional shopping center

5.3M+

ANNUAL VISITORS
Source: Placer.ai 2024

73,000

MACARTHUR RD VPD
PA-22 traffic count

MAJOR TENANTS



AVAILABLE OPPORTUNITIES

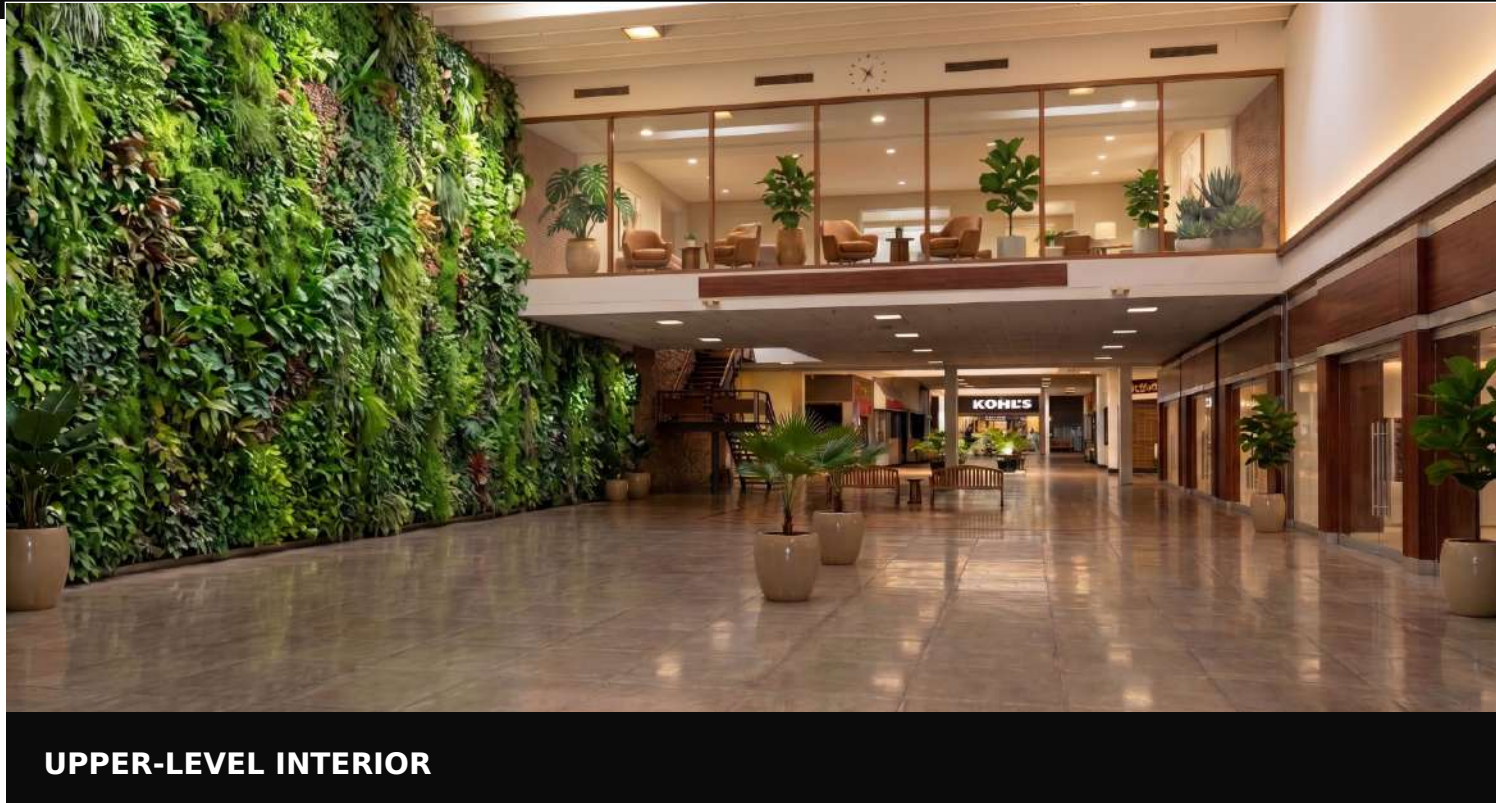
1009A 4,870 SF	1021 4,538 SF	1024A 4,590 SF	1024B 6,080 SF	1042 2,461 SF	1045 3,520 SF	1048 4,039 SF	XCB 8,000 SF	OFFICES 14,000 SF	XFCB 35,000 SF
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FOR LEASE

Gross or NNN | Inquire for pricing



RENOVATED RETAIL FRONTAGE



UPPER-LEVEL INTERIOR



TENANT FRONTAGE

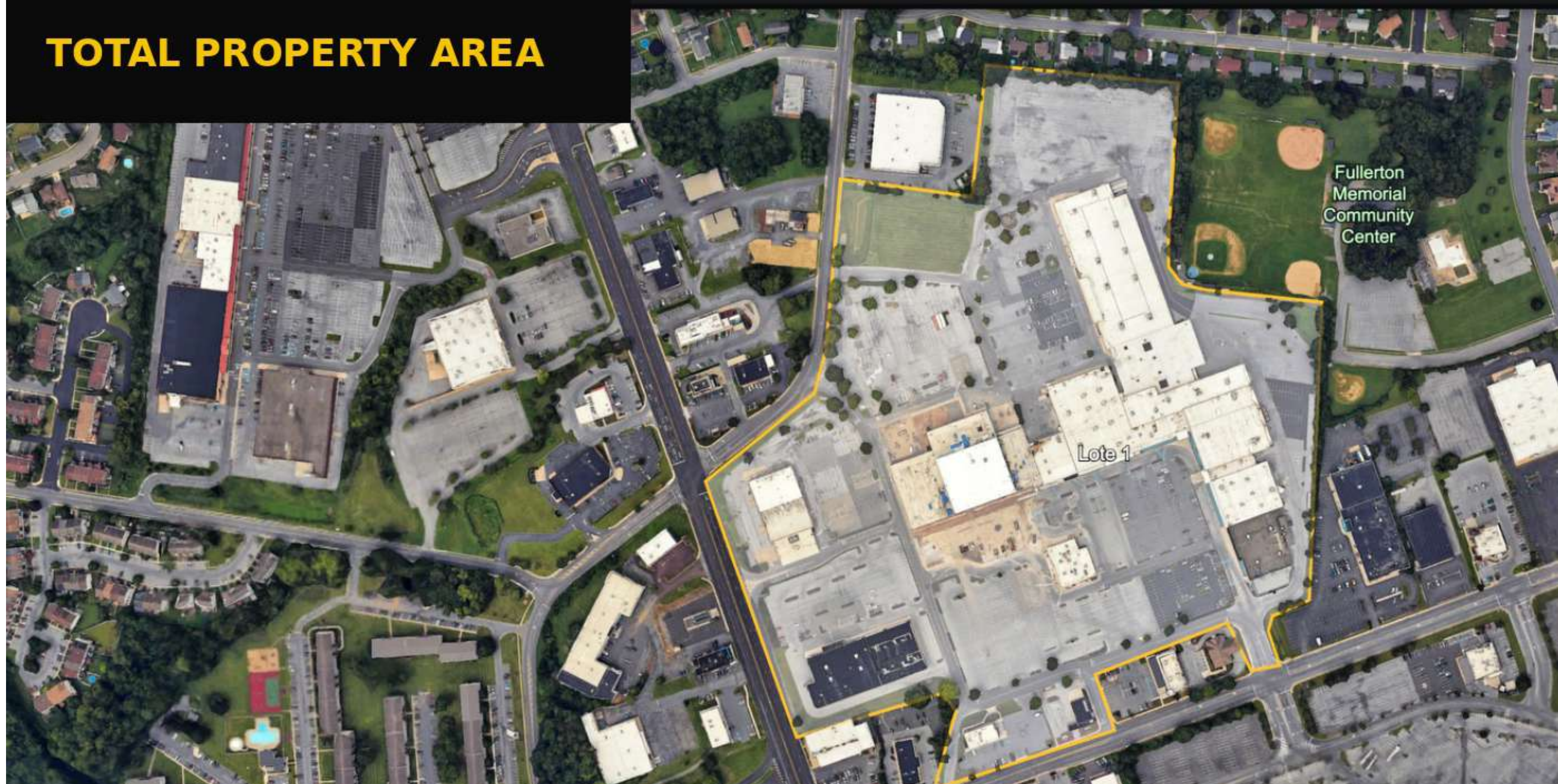
LEASING SUMMARY

Unit	Size	Space Type	Status
1009A	4,870 SF	Inline retail	Available
1021	4,538 SF	Inline retail	Available
1024A	4,590 SF	Inline retail	Available
1024B	6,080 SF	Inline retail	Available
1042	2,461 SF	Inside mall	Available
1045	3,520 SF	Inside mall	Available
1048	4,039 SF	Inside mall	Available
XCB	8,000 SF	Anchor	Available
Offices	14,000 SF	Office	Available
XFCB	35,000 SF	Upper-level retail	Available

POSITIONING

- Located in one of the most established commercial corridors in the Lehigh Valley.
- Strong visibility and access along MacArthur Road / PA-22.
- Daily-needs, service, entertainment and destination retail mix.
- Floor & Decor addition and upcoming Wawa strengthen the traffic draw.
- Additional land available for future expansion.

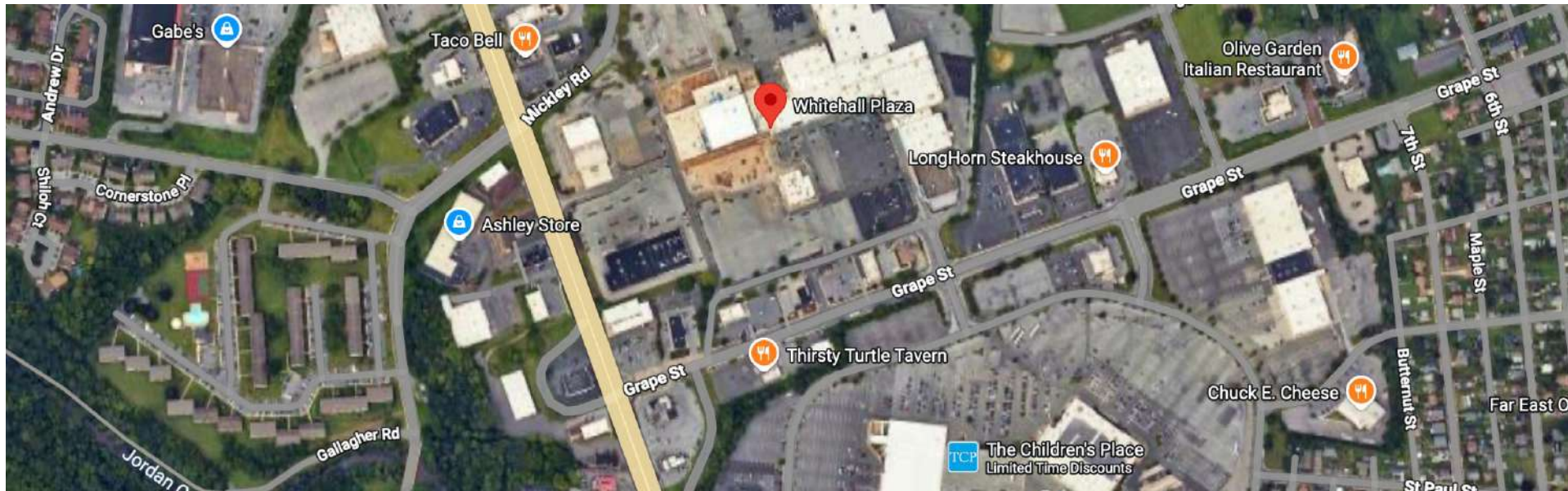
TOTAL PROPERTY AREA



WHITEHALL PLAZA TOTAL PROPERTY AREA



PROPERTY AERIAL VIEW



REGIONAL RETAIL CORRIDOR

TRAFFIC & REGIONAL ACCESS

73,000 MACARTHUR RD VPD PA-22	102,000 I-78 VPD Exit 54 nearby	65,000 I-476 VPD Exit 56 nearby	5.3M+ ANNUAL VISITORS Source: Placer.ai 2024
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STRATEGIC ACCESS ADVANTAGE

Direct access to I-78 and I-476, strong visibility on MacArthur Road and proximity to Allentown, Bethlehem, employment centers and dense residential communities.

RADIUS DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Total population	9,180	72,324	160,595
Population growth (2023-2028)	1.0%	1.2%	1.3%
Median household income	\$74,289	\$82,154	\$89,111
Median age	41.5	42.8	43.4
Average home value	\$285,600	\$314,200	\$339,500
Average rent - market	\$1,330	\$1,515	\$1,680
Average rent - gross	\$1,570	\$1,800	\$1,990
Crime rate per 1,000 residents	2.67	2.82	2.96

RACE & ETHNICITY - 5-MILE RADIUS

	White, Non-Hispanic	67.7%
	Black or African American, Non-Hispanic	15.6%
	Hispanic / Latino	9.3%
	Asian, Non-Hispanic	4.9%
	Other / Two or More Races	2.5%

5-MILE MARKET INDICATORS

\$339,500 AVERAGE HOME VALUE Above national average	\$1,680 MARKET RENT \$1,990 gross rent	2.96 CRIME RATE Per 1,000 residents	152,300 DAYTIME POPULATION Employment, offices and retail	66,250 HOUSEHOLDS Large household base
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2025 ESTIMATED DEMOS

Metric	3-Mile	5-Mile	10-Mile
Population	132,303	237,001	500,000
Average household income	\$77,356	\$90,023	\$108,094
Households	49,359	90,900	193,030

EDUCATION LEVEL - 5-MILE RADIUS

Education	Population	% of Pop.
No Diploma	15,600	9.7%
High School Diploma / GED	33,000	20.6%
Some College	44,900	28.0%
Associate Degree	19,600	12.2%
Bachelor's Degree	33,100	20.6%
Graduate / Professional Degree	13,300	8.3%

Sources: Placer.ai, VDOT 2023, U.S. Census Bureau ACS 5-Year Estimates, Data USA, NeighborhoodScout, Zillow / RentCafe.

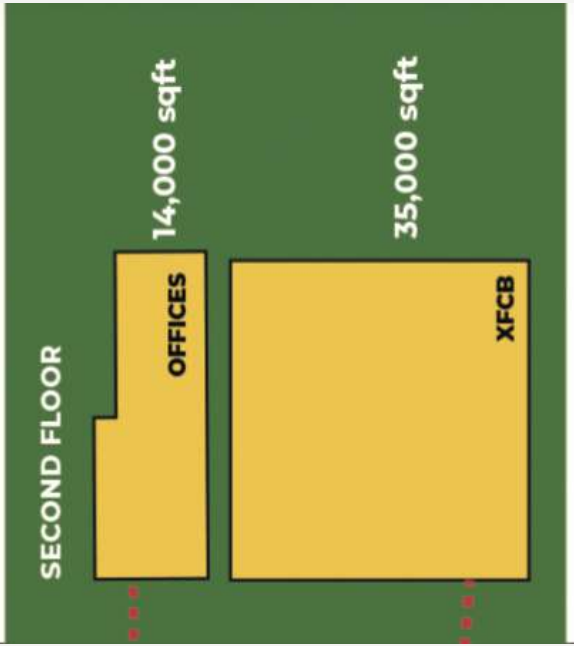


AVAILABILITY

1009A	4,870 SF	Inline storefront
1021	4,538 SF	Inline storefront
1024A	4,590 SF	Inline storefront
1024B	6,080 SF	Inline storefront
1042	2,461 SF	Inside mall
1045	3,520 SF	Inside mall
1048	4,039 SF	Inside mall
XCB	8,000 SF	Anchor space
Offices	14,000 SF	Second floor
XFCB	35,000 SF	Upper-level retail

SECOND FLOOR

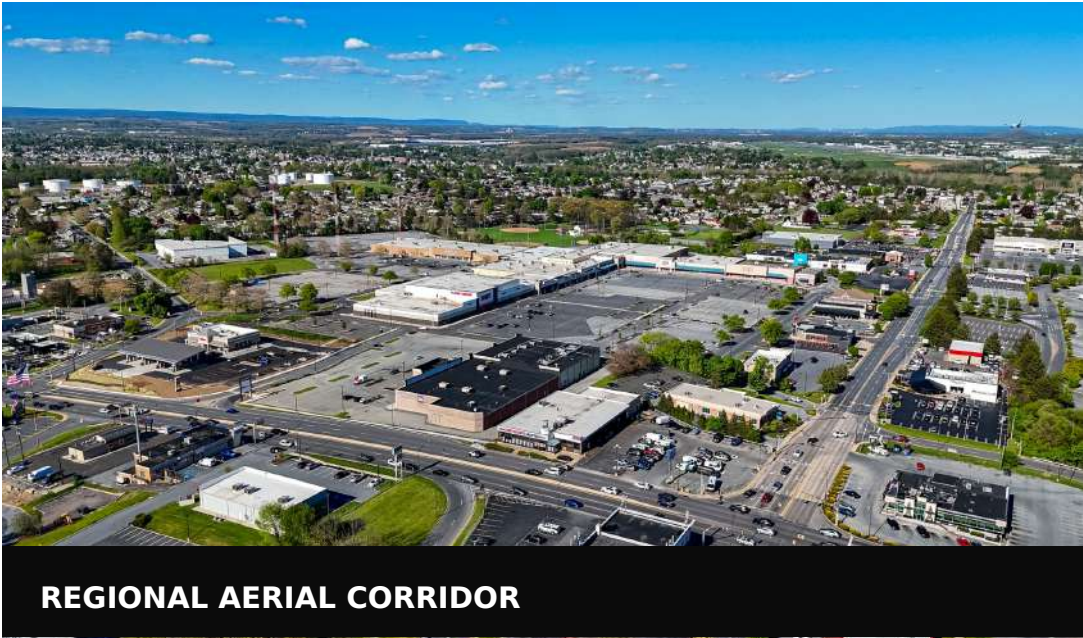
OFFICES 14,000 SF | XFCB 35,000 SF



TENANT ROSTER

UNIT	TENANT	SIZE
1000B	Ziyad Market	7,200 SF
1030	Comic Masters	1,633 SF
1032	Bellissima Nails	1,620 SF
1033	Magical Massage	2,907 SF
1034	Oliverio's	376 SF
1036	Canines N Critters	2,639 SF
1039	SMP	4,301 SF
1060 / XCA	LuluLand Adventure Park	53,287 SF

UNIT	TENANT	SIZE
1061	Men's Wearhouse	4,910 SF
1102	Mission BBQ	2,914 SF
1103	Community Bank	4,377 SF
1105	Wawa	5,585 SF
XA	Floor & Decor	82,468 SF
XB	Kohl's	81,785 SF
XEA	Forman Mills	43,971 SF



REGIONAL AERIAL CORRIDOR



MACARTHUR ROAD VISIBILITY



MAIN RETAIL FRONTAGE



CLEAN FACADE LINE



SMALL-SHOP OPPORTUNITY



ACCESSIBLE PARKING FIELD



TENANT-READY FRONTAGE



INLINE RETAIL CORRIDOR



MULTIPLE SUITE OPTIONS

LEASING ADVISORY TEAM

Connect with our team for leasing details, site tours and proposal guidance.



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