

RETAIL SUITES & PAD SITES

The Shops at Bethlehem

2920 Easton Ave, Bethlehem, PA 18020

25,312 SF Suite (Divisible)

0.52 AC Pad Site | 1.3 AC Pad Site

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THE SHOPS AT BETHLEHEM

NEIGHBORHOOD RETAIL CENTER

PROPERTY DESCRIPTION

The Shops at Bethlehem is a 166,937 SF multi-tenant community shopping center located in a residentially dense area. The center recently underwent extensive facade renovation with attractive lighting and stacked stone details, plus newly repaved parking lot.

As one of the area's larger retail centers, The Shops at Bethlehem is anchored by Giant Food Store. Additional co-tenants include Petco, Dairy Queen, Dave's Home Furnishings, Active Learning Center, and a great blend of local restaurants and retailers.

With a neighborhood walk score of over 70 and traffic counts averaging +15,897 cars per day, the center is easily accessible for both pedestrians and vehicles.

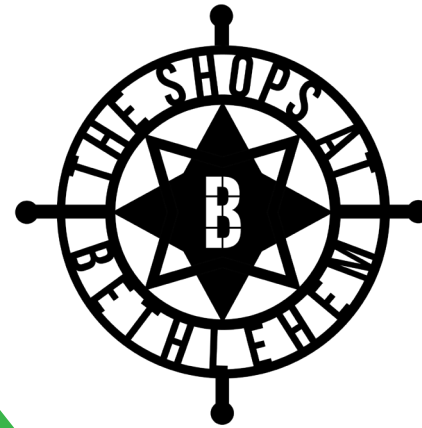
PERMITTED BY RIGHT USES
PHARMACY AND DRUGSTORE
STANDARD RESTAURANT W/WO DRIVE-THRU SERVICE
FAST FOOD RESTAURANT W/WO DRIVE-THRU SERVICE
BAKERY
PROFESSIONAL HEALTH SERVICES INCLUDING: DENTAL, EYE CARE, LABORATORY, & PHYSICAL THERAPY PROVIDERS
SALON & BEAUTY SERVICES
GENERAL RETAIL STORES
AUTO SERVICE STATION & RETAIL STORES
WIRELESS CELLULAR RETAILERS
SMALL ANIMAL HOSPITAL
ANIMAL HOSPITAL, ANIMAL DAYCARE



Active Learning Center

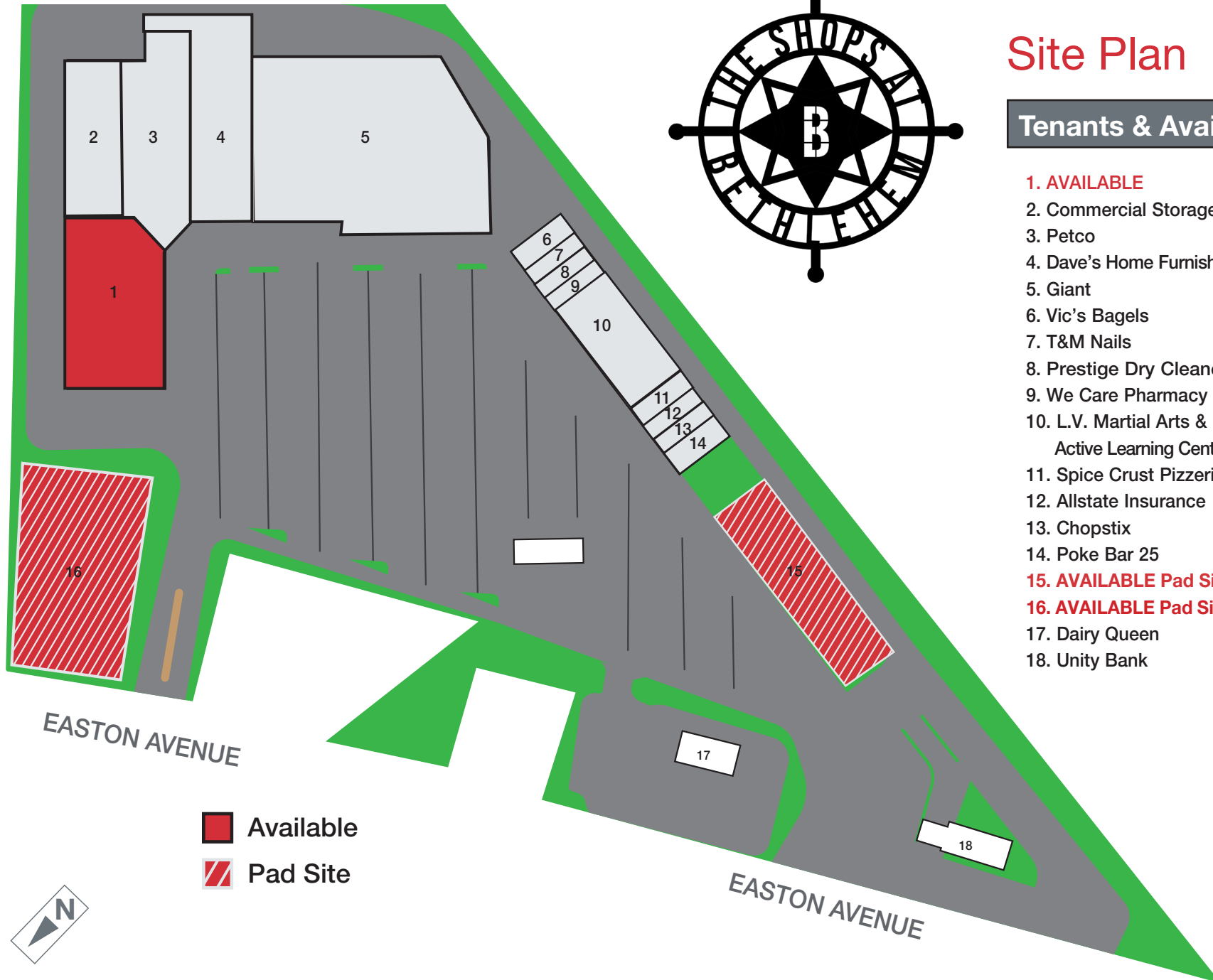


Site Plan



Tenants & Available Spaces

1. AVAILABLE	25,312 SF
2. Commercial Storage	15,394 SF
3. Petco	18,320 SF
4. Dave's Home Furnishings	19,137 SF
5. Giant	56,136 SF
6. Vic's Bagels	2,250 SF
7. T&M Nails	1,500 SF
8. Prestige Dry Cleaners	1,500 SF
9. We Care Pharmacy	1,550 SF
10. L.V. Martial Arts & Active Learning Center	11,250 SF
11. Spice Crust Pizzeria	1,750 SF
12. Allstate Insurance	1,200 SF
13. Chopstix	1,500 SF
14. Poke Bar 25	2,250 SF
15. AVAILABLE Pad Site	±0.52 Acres
16. AVAILABLE Pad Site	±1.3 Acres
17. Dairy Queen	Pad Site
18. Unity Bank	Pad Site



Available
 Pad Site

Suite 1 - 25,312 SF

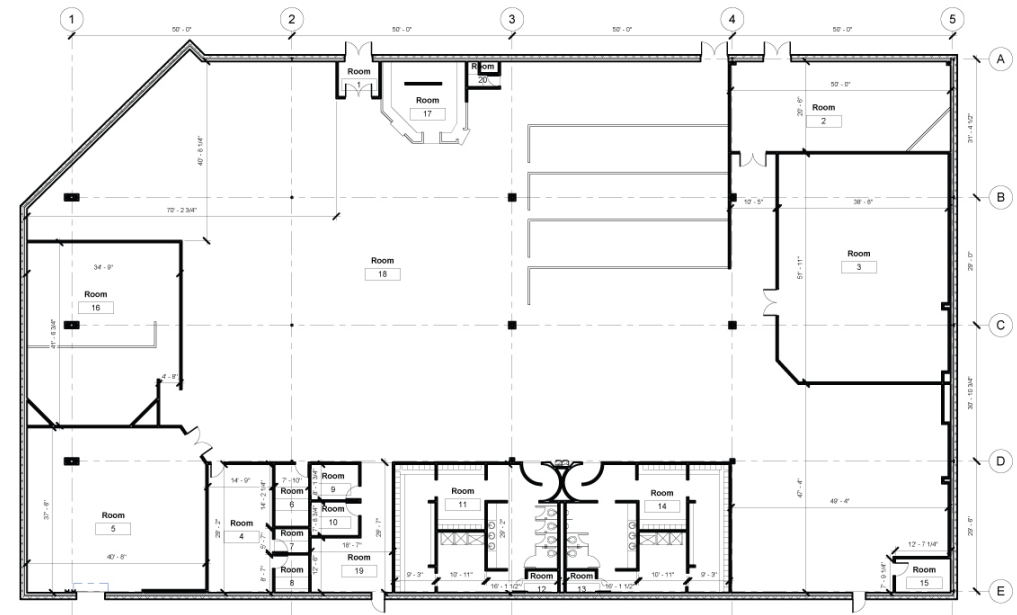
Minimum Divisible 6,000 SF

Suite Details

This suite features a premium end-cap location with excellent visibility from the entrance along Easton Avenue. The space is divisible down to 6,000 SF and is currently built out as a gym and fitness facility, complete with locker rooms and sauna amenities. The layout includes four oversized rooms ideal for a variety of configurations and uses, along with an expansive open area highlighted by high ceilings and high-quality ceiling fans. Abundant natural light pours in through a wall of windows overlooking the parking lot, while a covered entrance creates a welcoming arrival experience for customers and clients.



SUITE SPECIFICATIONS	
CEILING HEIGHT	17' 10"
DRIVE-IN DOOR	1
HVAC	EXCELLENT CONDITION AND TONNAGE FOR THE SUITE. MULTIPLE UNITS RECENTLY REPLACED.



1.3 Acre Pad Site

Frontage on busy Easton Avenue



0.52 Acre Pad Site

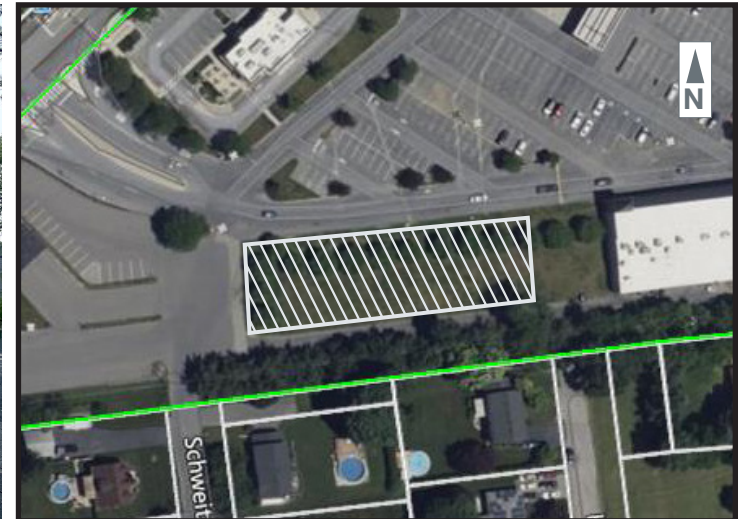
Adjacent to outdoor play area for childcare tenant



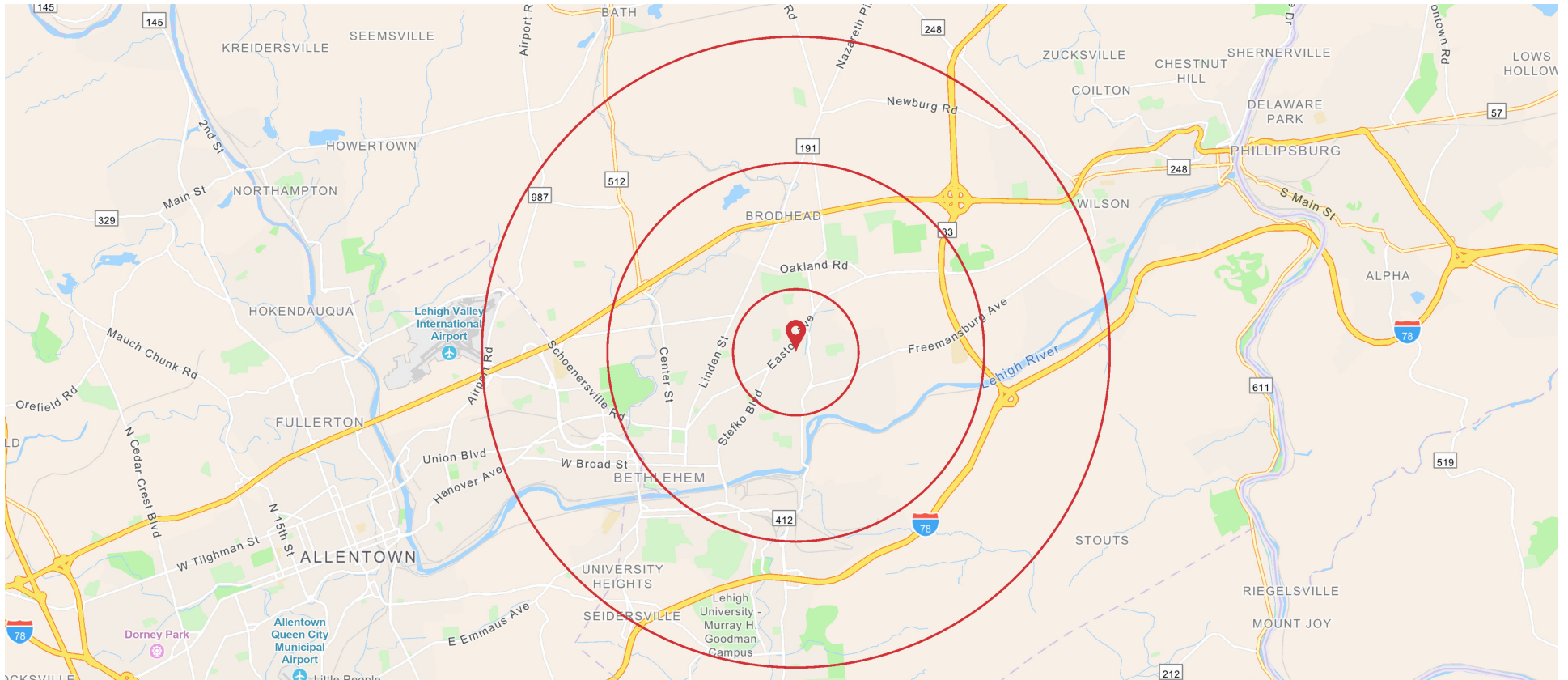
Front View of Pad Site



Rear View of Pad Site



Demographics



Highlights

- There are over 5,728 businesses and more than 93,868 employees within a five mile radius.
- Public Bus Route along Easton Avenue
- Easy access to downtown Bethlehem and major highways Route 22, 191, 33 & 378

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,757	70,310	159,723
Child Population (Age <18)	2,522	12,669	28,114
Working Age Population (Age 18-64)	8,178	42,333	97,290
Average Household Income	\$103,816	\$110,292	\$106,020
Total Households	5,501	27,992	62,279

Area Retailer Map

Easton Avenue and Stefko Boulevard



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