



OFFERING SUMMARY

Fully Leased Strip Center

VALUE ADD OPPORTUNITY

1053 Grape Street, Whitehall, PA 18052

Jeff Algatt

Senior Vice President
Capital Markets | Investment Services
+1 267 252 0191
jeff.algatt@colliers.com



Derek Zeffass

Senior Vice President
Brokerage | Retail
+1 610 295 6125
derek.zeffass@colliers.com

The Opportunity

Colliers is the Owner's exclusive agent offering for sale the fee simple interest in this fully occupied strip shopping center at 1053 Grape Street, Whitehall, PA 18052 (the "Property"). Originally constructed in 1972, the Property was later renovated into its current configuration after Circuit City filed for Chapter 7 and liquidated all stores in 2009.

Today, the 37,484-square-foot Class B center is 100% leased to three local and one international tenant (Habitat for Humanity). It has been owned, professionally managed, and leased by the Owner since 2005.

The Opportunity for a new owner is the existing below-market rents, which can be moved to market upon renewal or by replacing existing tenants upon lease expirations in 2028 and 2029. Brick-and-

mortar retail is making a comeback amid growing consumer confidence, as evidenced by nearly 203 million U.S. shoppers engaging across stores and websites from Thanksgiving through Cyber Monday, the highest level in nearly nine years. Although overall U.S. foot traffic declined, many top-tier malls saw increased store visits, benefiting from strong merchandise curation, convenience, and a value proposition that made them "worth the trip," highlighting how ease of access, quality tenancy, and experience continue to differentiate leading retail centers such as the Lehigh Valley and Whitehall Mall centers.

Elon Musk may have taken note of this when he recently selected 955 Grape Street for a new Tesla Service Center just three doors down from the Property, between Longhorn Steakhouse and Chili's.

INVESTMENT HIGHLIGHTS

- 100% occupied
- "A" location in the Lehigh Valley's premier retail hub
- 3,750,000 SF GLA of retail within one mile
- Strong adjacent shadow anchors
 - Lehigh Valley Mall 1,915,000 SF
 - Whitehall Mall 609,000 SF
- MacArthur Road traffic count average is 38,846 VPD
- Powerful demographics
 - Average HHI is \$77,637 within three-mile radius
 - Population is 137,243 within three-mile radius
- Below market rents

Vital Data

Address	1053 Grape Street Whitehall, PA 18052	Zoning	C-2 Regional/Community Commercial (Whitehall Township, Lehigh County)
# Buildings	1	Yr Built/Renov	1972 / 2012
# Floors	1	Construction	Masonry
Total GLA SF	37,484	Roof	Flat, Built Up
% Total GLA Leased	100%	Parking	156 spaces (4.2 per 1,000 SF GLA)
# Units	4	Utilities	Electric, gas, public sewer & water
# Tenants	4	Title	Fee Simple
% Units Leased	100%	Offered Price	\$5,400,000
Land Area	3.59 acres	Offered Price/SF GLA	\$144 / SF
APN	549882217007-1	Offered Cap Rate	6.4%

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