



Last Retail Space Left!

Tilghman Square Shopping Center

4680 Broadway Road, Allentown, PA

Retail Space for Lease



Derek Zerfass
Senior Vice President
+1 610 295 6125
derek.zerfass@colliers.com

Scott Horner
Vice President
+1 610 359 5869
scott.horner@colliers.com

Owned & Managed by
 **LARKEN**
ASSOCIATES

Tilghman Square Shopping Center



Building A

A1	Thai Origin	1,600 SF
A2	Rhine Chiropractic Center	1,910 SF
A3	People First Federal Credit Union	1,000 SF
A4	People First Federal Credit Union	1,000 SF
A5-A7	US Army	3,400 SF
A8	Vapor Galleria	1,000 SF
A9	Jersey Mike's	2,200 SF
A10	Modern Design Salon	1,000 SF
A11	Lazeez Mediterranean Cuisine	1,600 SF
A12	Subway	1,200 SF
A13	Young Chef's Academy	1,450 SF
A14	Pizza Shop	2,169 SF

Building B

B1	US Airforce	2,000 SF
B2/B3	Tiger Schulmann's Karate	2,835 SF
B8	OAA	17,391 SF
B13A	Yo Fresh Yogurt	1,500 SF
B13B	Captured LV Escape Room	3,500 SF
B14	The Dance Boutique	5,500 SF

Building C

C1	Cottage Crafters	20,900 SF
----	------------------	-----------

Building D

D2	Dollar Tree	12,000 SF
D10	Goodwill Fashions Inc.	15,000 SF

Building E

E1	Available - Retail	8,515 SF
-----------	---------------------------	-----------------

Building F

F1	Staples	20,000 SF
F1A	Grocery Outlet	15,449 SF
F1B	Available - Unfinished warehouse space	4,713 SF
F1C	Harbor Freight Tools	14,283 SF

Building G

G1A1	The Igloo CryoTherapy	1,535 SF
G1A2	Smile Cleaner	1,565 SF
G1B	Oishi Japan	3,200 SF
G1C	Accurate Personnel	3,100 SF
G2	Michael Thomas Floral	1,000 SF
G3-G4	Eye 2 Eye	2,480 SF
G6	Allure Salon & Spa	2,600 SF
G7	Graze Craze	1,200 SF
G8	Stretch Lab	1,200 SF

Outparcel Pads

OP	Monro Muffler	4,500 SF
OP1	Red Robin	6,300 SF
OP2	Wendy's	3,284 SF
OP3	Sherwin Williams	4,000 SF
OP4	PNC Bank	2,400 SF
OP5	AMC Theatres	29,000 SF
OP6	Univest Corporate Building	10,165 SF
OP7A	Moe's Southwest Grill	3,219 SF
OP7B	Jamba Juice	887 SF
OP8A	T-Mobile	1,282 SF
OP8B	New Sound Hearing Center	1,333 SF
OP8C	Duck Donuts	1,382 SF



Larken Associates is a regional leader in real estate building, development and management.

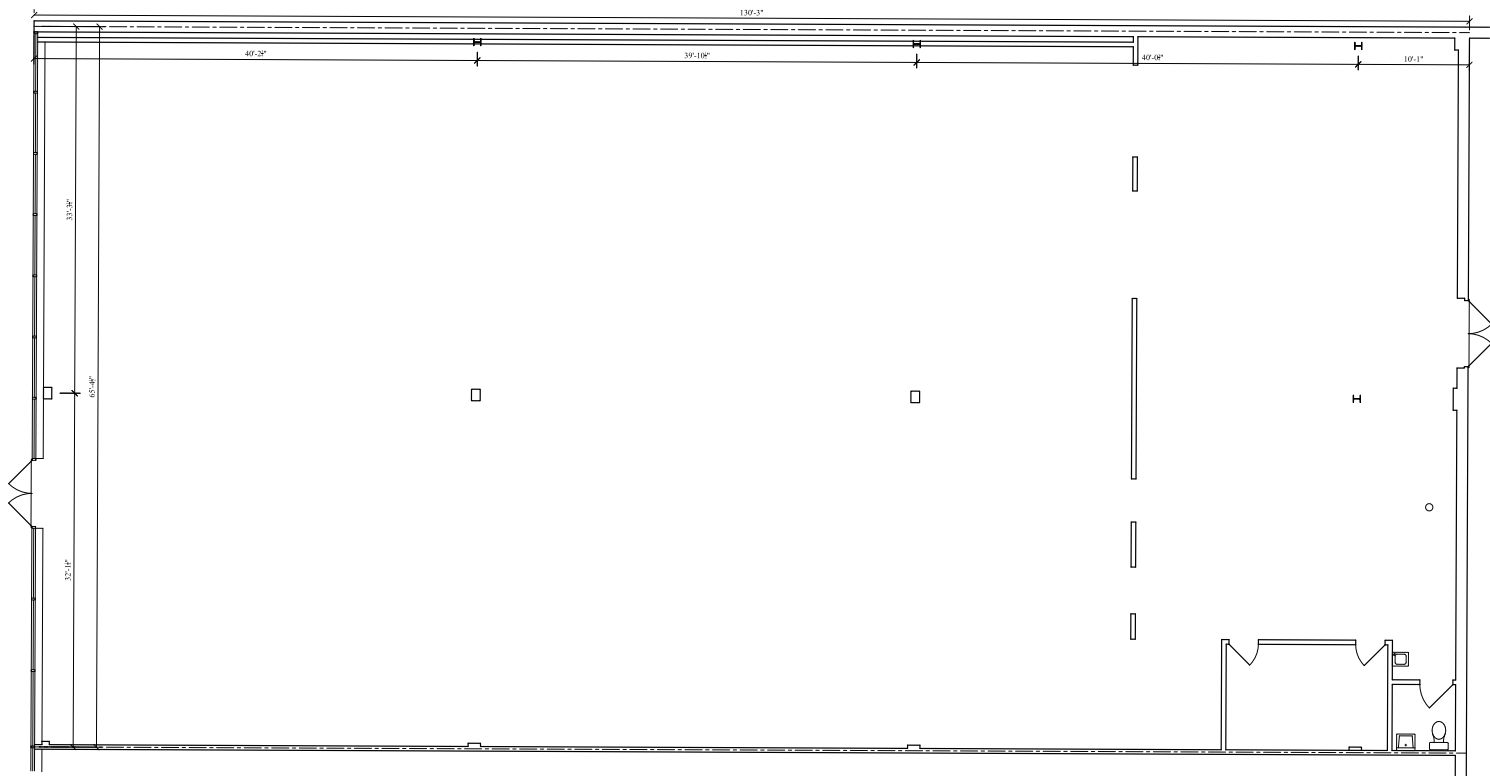
Leveraging over 55 years of experience, they are dedicated to bringing great spaces to live and work to life through a long-term ownership strategy and full suite of in-house capabilities. With a diverse commercial portfolio consisting of nearly four million square feet and 1,000 tenants across office, industrial, retail and mixed-use and approximately 2,500 owned and managed residential units across 22 unique communities, Larken Associates is deeply committed to the communities in which they work as well as the tenants and residents who call their buildings home.



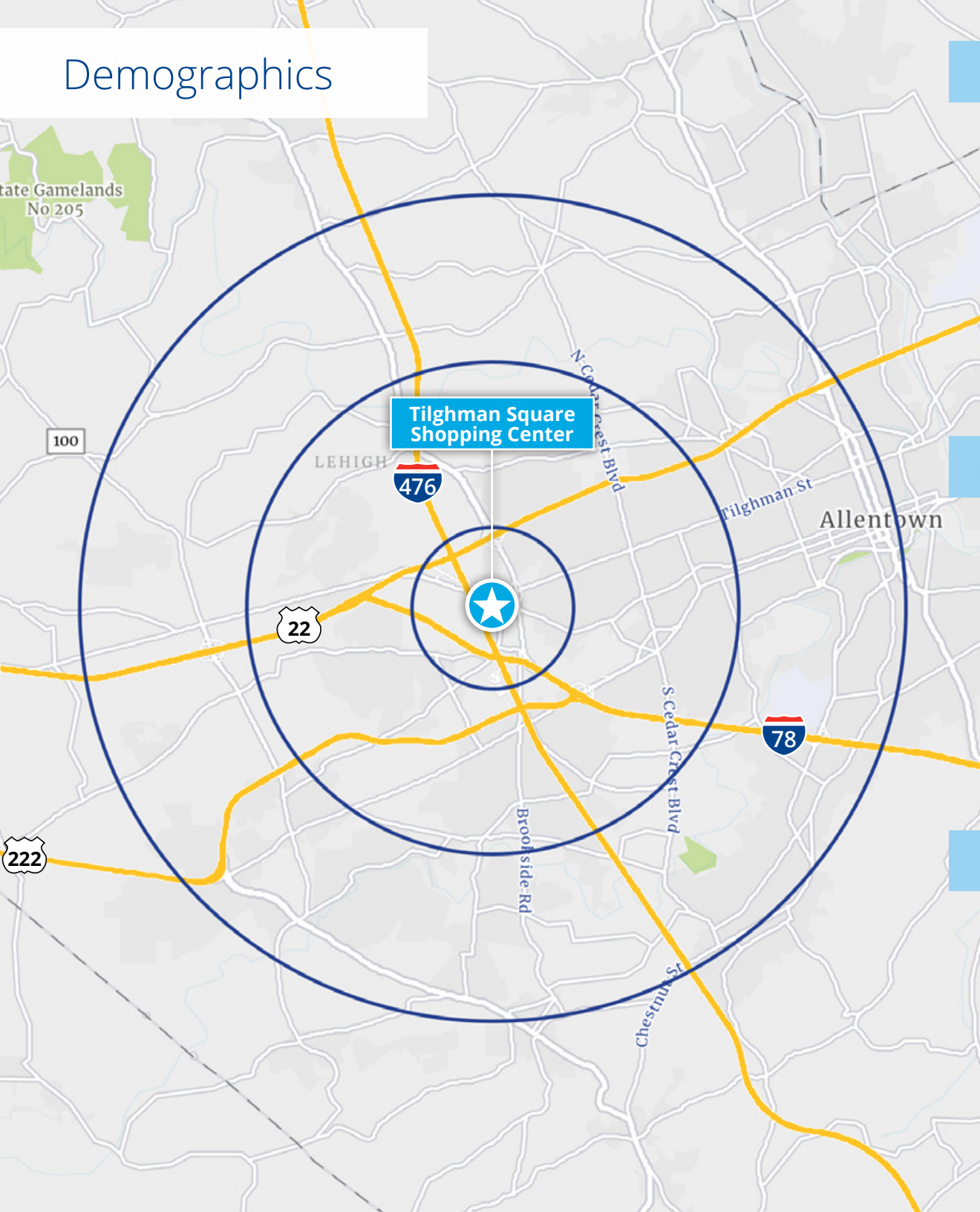


Floor Plan

Suite E1 | 8,515 SF Retail Space



Demographics



within one mile



6,580
people



\$122,760
average HHI



2,918
households



3,177
employees

within three miles



54,141
people



\$131,226
average HHI



20,354
households



27,133
employees

within five miles



182,596
people



\$100,951
average HHI



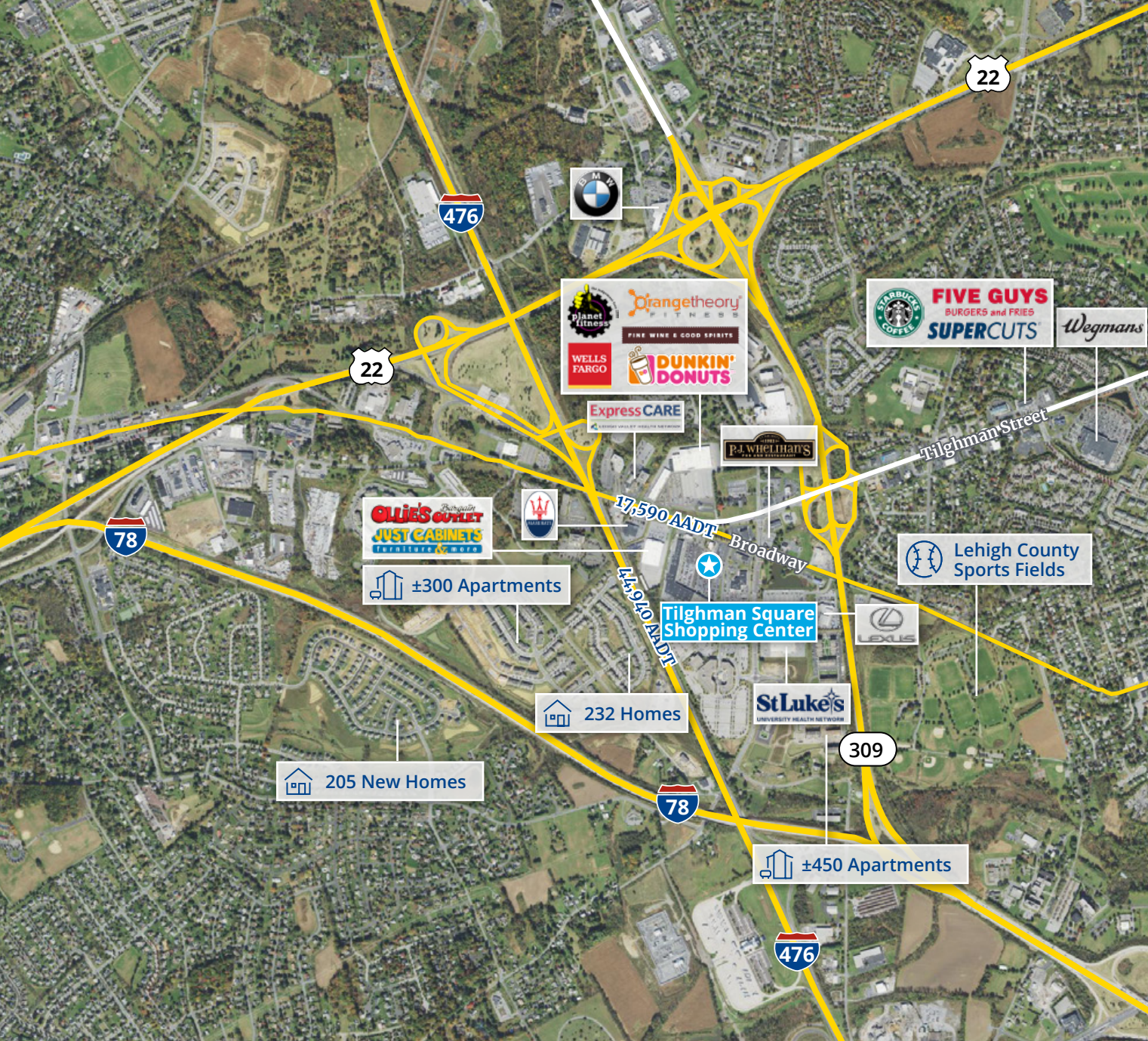
69,255
households



87,187
employees



One Windsor Drive
 7535 Windsor Drive, Suite 208
 Allentown, PA 18195
 +1 610 770 3600
 colliers.com/allentown



Derek Zerfass
 Senior Vice President
 +1 610 295 6125
 derek.zerfass@colliers.com

Scott Horner
 Vice President
 +1 610 359 5869
 scott.horner@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.