

FOR LEASE

117 E 4TH ST
BETHLEHEM, PA 18015

Marshall of the Valley



1,556 SF Retail Space

The Marshall of The Valley is a well situated 76 Unit / 150 bed student housing project located on 4th Street in Southside Bethlehem. Nearby amenities include Lehigh University, hotels, restaurants, shopping, Wind Creek Casino and much more!

Our 1,566 SF retail space is a great opportunity to showcase your products and services to a captive student housing clientele.

- Delivery of space will be Fall 2025!!!



James Balliet
President
O 610-435-1800
C 610-972-6808

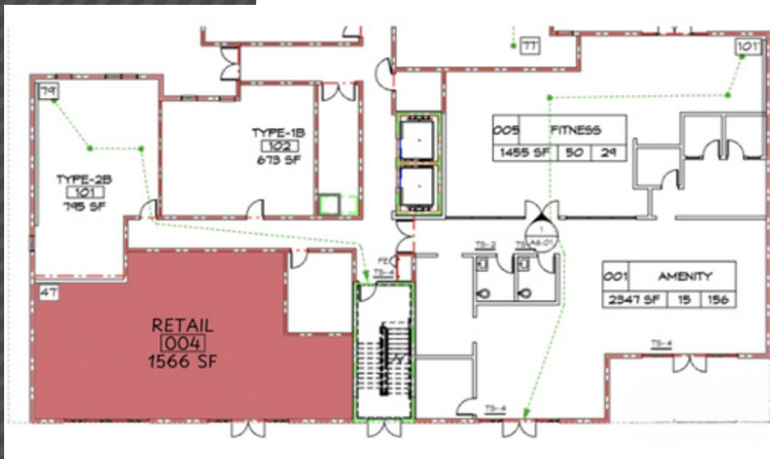
James@JBPropertyGroup.com
JBPropertyGroup.com



Brian K. Bailey
Associate Broker
O 610-435-1800
C 484-357-8559

Brian@JBPropertyGroup.com
JBPropertyGroup.com

1,556 SF RETAIL SPACE



- Located in close proximity to Lehigh University
- Many area amenities
- 1,556 SF Ground Floor Retail Space
- 30 One-Bedroom and 46 Two-Bedroom Units
- Delivery Fall 2025
- Located near Wind Creek Casino
- \$28/SF NNN