

# Last space remaining!

Regency  
Centers.

Stefko Boulevard Shopping Center  
1880 Stefko Boulevard, Bethlehem, PA



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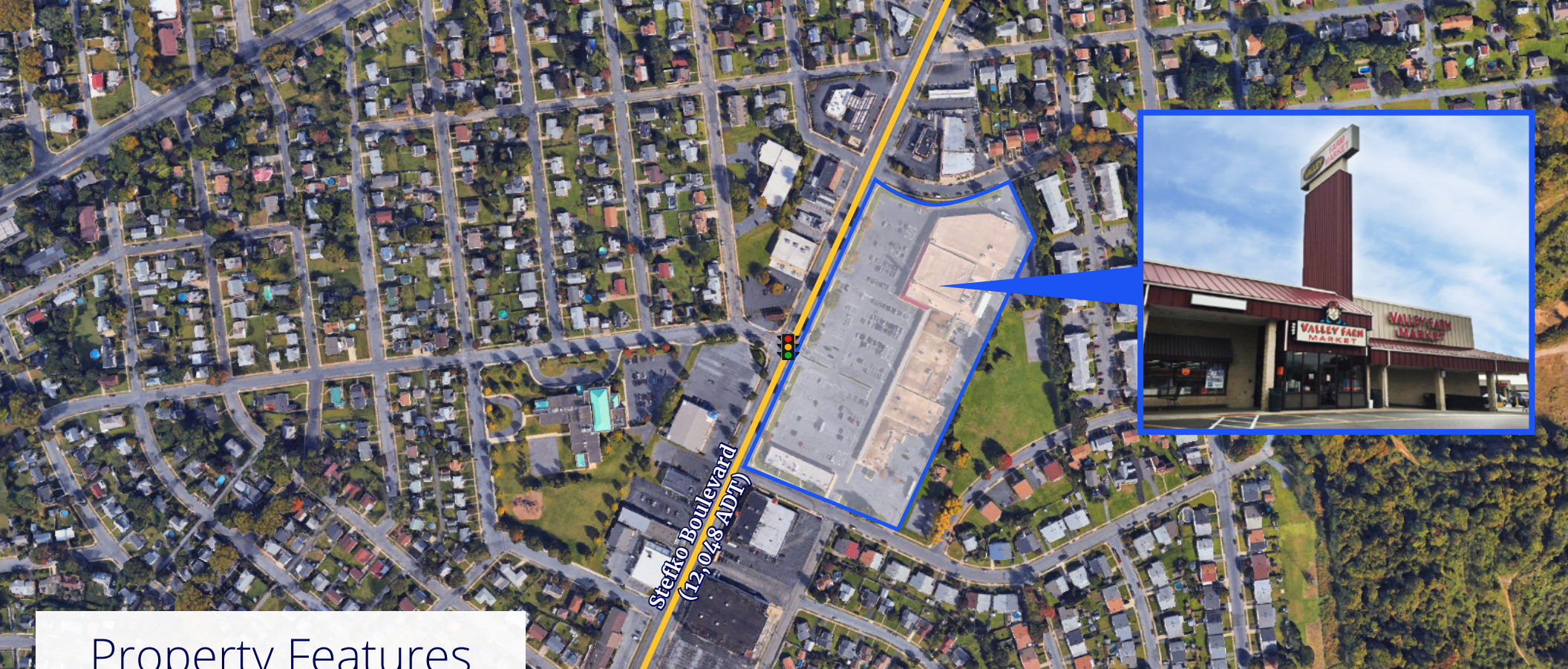
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One Windsor Drive  
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Colliers





## Property Features



Last space remaining!  
2,800 SF prime retail space for lease



Strong grocery anchored  
neighborhood center



Located on Stefko Boulevard retail  
corridor surrounded by dense residential  
population



Heavy foot traffic and high visibility -  
12,048 vehicles per day drive past  
the center



Other retailers in the market include  
McDonald's, Rite Aid, Wawa, Dunkin  
Donuts, STS Tire & Auto, CVS Pharmacy,  
Wendy's, Dairy Queen, and many more



Ideal for most retail and office concepts  
including medical office





the fresh grocer<sup>®</sup>  
Owned & Operated by *Gerrity's*

Available  
2,800 SF

total  
wireless

MUSCLE  
INC  
GYM

H&R  
BLOCK

FINE WINE &  
GOOD SPIRITS

DOLLAR TREE

T-Mobile

metroPCS

boost  
mobile

cricket  
wireless

B PLASMA

Join tenants including:

the fresh grocer<sup>®</sup>  
Owned & Operated by *Gerrity's*

total  
wireless

MUSCLE  
INC  
GYM

FINE WINE &  
GOOD SPIRITS

boost  
mobile

T-Mobile

DOLLAR TREE

B PLASMA

cricket  
wireless



# site plan



## Stefko Boulevard Shopping Center: 133,899 SF

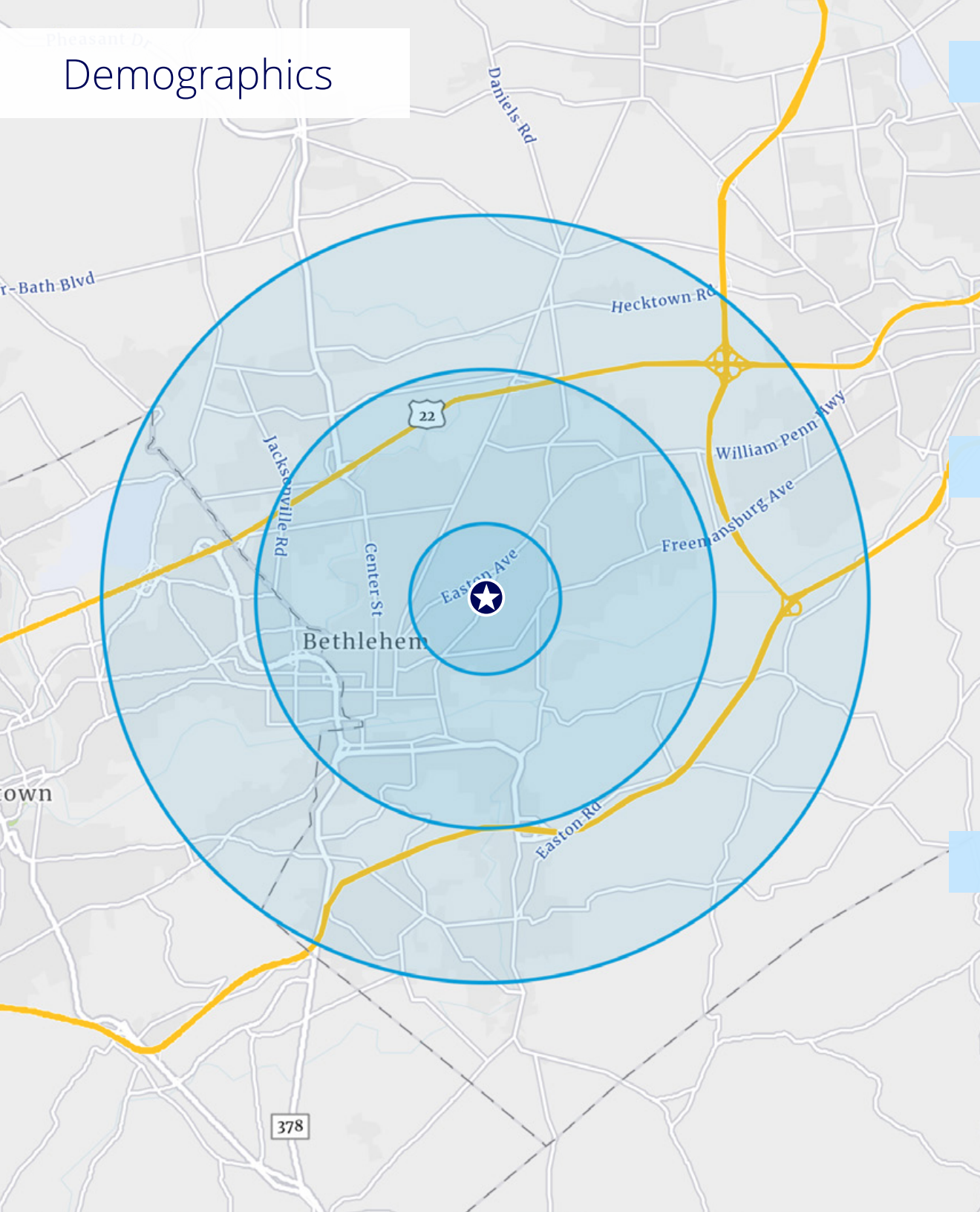
01	The Fresh Grocer owned and operated by Gerrity's	73,000 SF	08	Dollar Tree	13,975 SF	15	United Check Cashing	1,200 SF
02	Available	2,800 SF	10	T-Mobile	2,200 SF	16	B POSITIVE	3,200 SF
03	Total Wireless by Verizon	1,280 SF	11	Cricket Wireless	1,600 SF	17	Tung Hing Chinese Restaurant	1,300 SF
04	H&R Block	1,440 SF	12	U.S. Army Recruiting	3,975 SF	18	Fashion Nails	780 SF
05	Muscle Inc.	13,823 SF	13	Metro PCS	900 SF	20	Pho Viet Royal II	1,300 SF
07	Fine Wine & Good Spirits	6,426 SF	14	Stefko Pharmacy	1,350 SF	21	This is Burrito	2,000 SF
			14B	Boost Mobile	1,350 SF			







# Demographics



## within one mile

 **15,302**  
people

 **\$81,875**  
average HHI

 **6,243**  
households

 **7,398**  
employees

## within three miles

 **87,723**  
people

 **\$88,448**  
average HHI

 **33,903**  
households

 **42,296**  
employees

## within five miles

 **156,474**  
people

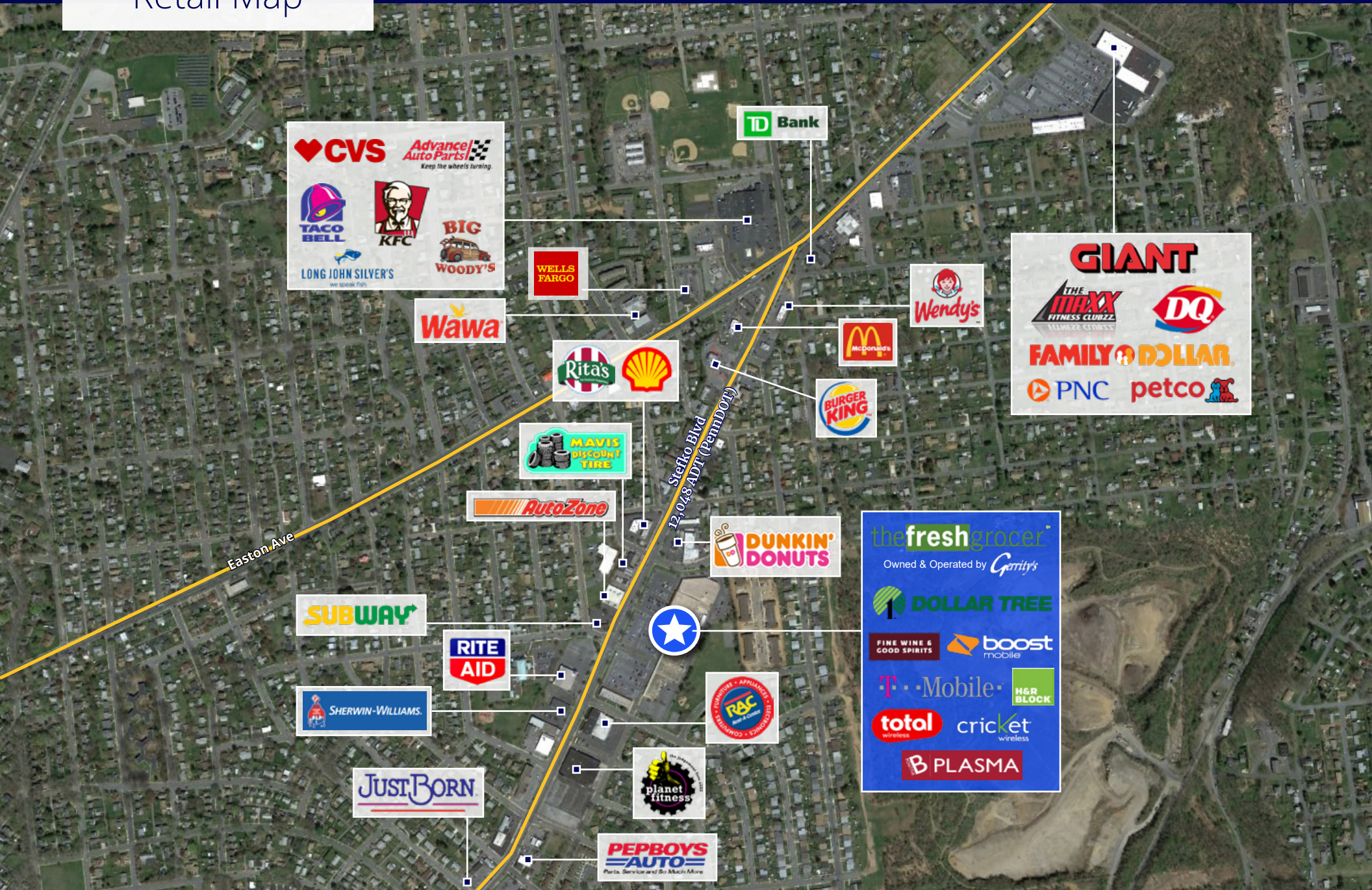
 **\$92,056**  
average HHI

 **61,057**  
households

 **77,392**  
employees



# Retail Map





# Regency Centers.

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