



AVAILABLE RETAIL SPACE

FOGELSVILLE, PENNSYLVANIA
Lehigh Hills Shopping Center

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PROPERTY FEATURES

- Retail in-line space available up to 4,348 SF
 - (1) 1,311 SF end cap available
 - (2) 1,494 SF spaces available
- Excellent location serving large radius of Western Lehigh County
- Traffic Counts:
 - Route 100: 14,853 ADT (MPSI)
 - Tilghman Street: 19,555 ADT (MPSI)

SURROUNDING TENANTS INCLUDE...



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Jaindl's Residential Development



**400+/- RESIDENTIAL UNITS
252 Apartments, 221 Homes**



**PYLON SIGNAGE
AVAILABLE**



**100+/-
TOWNHOUSE
DEVELOPMENT**



FINE WINE & GOOD SPIRITS

**RINEHART
FAMILY
EYE CARE**



**SWEET
GALLERY**

**SUMMER
BREEZE
SALON**

**HIGH DEF
VAPE**

SUPERCUTS

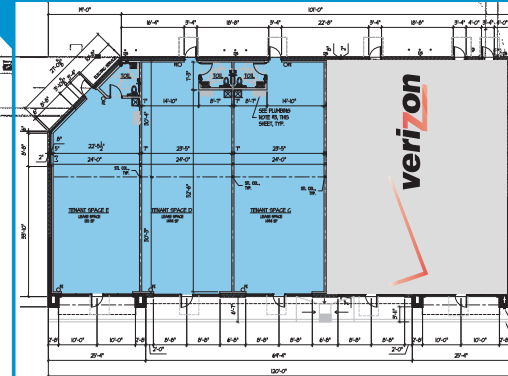
2 KINGS PIZZA

**DUNKIN'
DONUTS**

**weis
GAS N GO**



NEW RETAIL STRIP WITH AVAILABLE SPACE



ROUTE-100 (SR 100)

Glenlivet West (1975)

Nursery St. (T 566)

17733'45"W 260'57"

56.3705'W 313.43

50' FRONT YARD SETBACK

20' GENERAL EASEMENT

20' BUFFER

20' BUFFER

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DEMOGRAPHICS

WITHIN 3 MILES



18,614
people



7,084
households



\$92,040
average HHI



20,400
employees

WITHIN 5 MILES



57,670
people



21,508
households



\$91,730
average HHI



36,364
employees

WITHIN 7 MILES



120,689
people



46,204
households

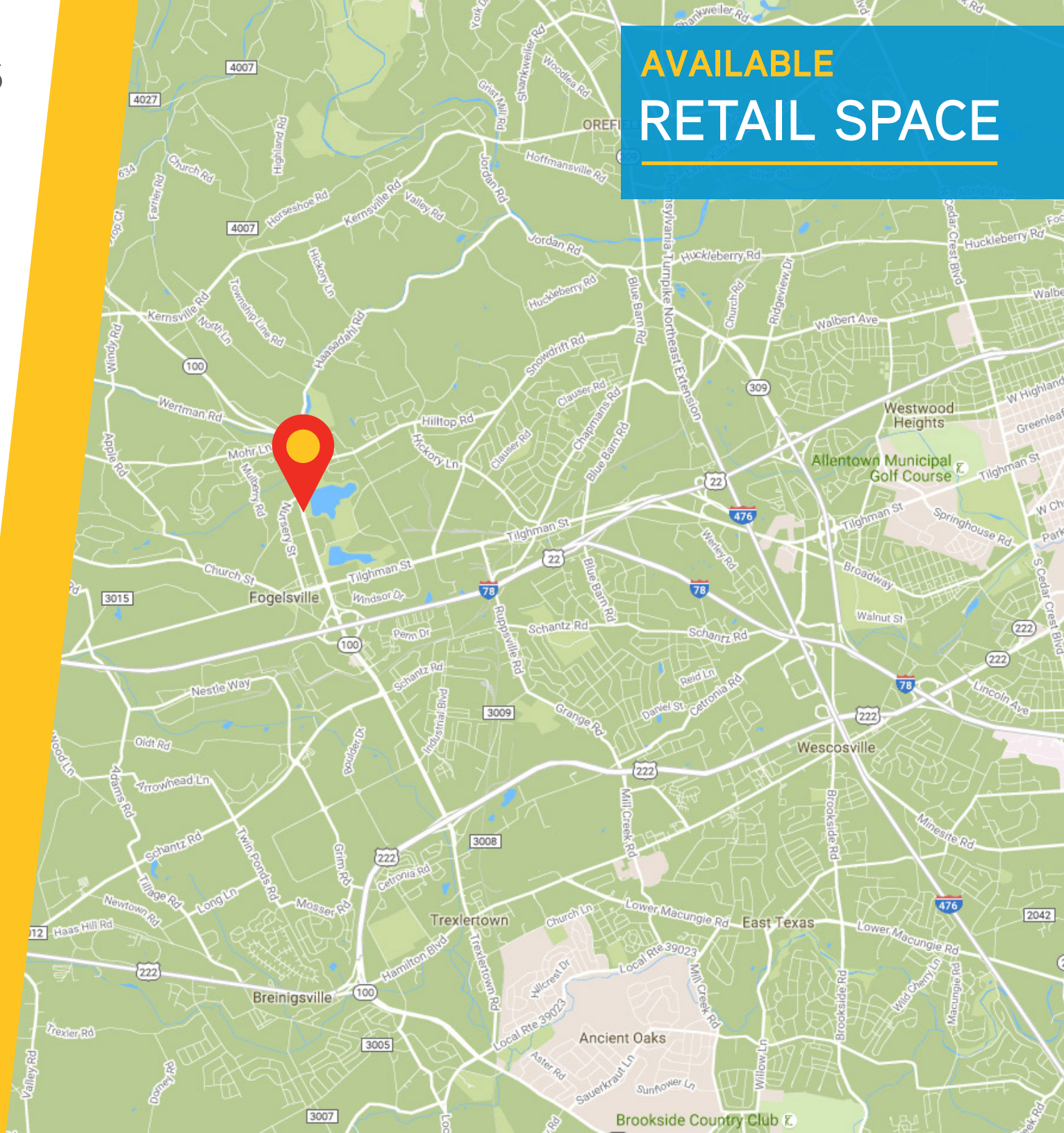


\$85,156
average HHI



63,127
employees

AVAILABLE
RETAIL SPACE



LEHIGH HILLS SHOPPING CENTER

weis

KeyBank

Iron Run Industrial Park

RITE AID

First Commonwealth
Federal Credit Union

WELLS FARGO

Comfort Inn & Suites

Hampton Inn

Boston's
THE GOURMET PIZZA
RESTAURANT & SPORTS BAR

AVAILABLE
RETAIL SPACE

SAMUEL ADAMS
Brewery

Hilton Garden Inn

Wawa

Holiday Inn

TACO BELL

BURGER KING

Arby's
FAMOUS FOR
Steak n Shake
STEAKBURGERS
LONG JOHN SILVER'S
we speak fish

STS
TIRE & AUTO CENTERS

Pizza Hut

Cracker Barrel
Old Country Store

222

100

78

Old US Hwy 2

Talghman St

Main St

Main St

State Hwy 100
IL Rte 100

State Hwy 100

IL Rte 100

Fogelsville