

# WESTGATE

2285-2425 SCHOENERSVILLE ROAD, BETHLEHEM, PA



MSC



JUNIOR ANCHOR AND SMALL SHOP RETAIL  
AVAILABLE FOR LEASE







## PROPERTY DETAILS

- ▶ The shopping center has recently undergone a multi-million dollar facade renovation
- ▶ Strong medical office and healthcare facilities on-site and adjacent to center across Westgate Drive
- ▶ Vibrant grocery anchored shopping center with over 39,000 AADT
- ▶ Ideal uses include; Fitness, Physical Therapy, Pets, Nail Salon, etc.

## WESTGATE

### DEMOGRAPHICS

#### EST. POPULATION

1 mi **9,387**

2 mi **45,130**

3 mi **97,427**

#### EST. EMPLOYEES

1 mi **2,651**

2 mi **26,324**

3 mi **64,147**

#### EST. AVERAGE HH INCOME

1 mi **\$106,105**

2 mi **\$102,129**

3 mi **\$100,069**

### JOIN THESE TENANTS



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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## PHOTOS





## LEASING PLAN

SPACE	SIZE
1	2,372 SF
2	1,310 SF
3	3,110 SF
4	1,250 SF
5	3,747 SF
6	2,429 SF
7	13,416 SF



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## AERIAL



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