

WESTGATE

2285-2425 SCHOENERSVILLE ROAD, BETHLEHEM, PA

weis
markets

BEER • WINE

MSC

ONYX

JUNIOR ANCHOR AND SMALL SHOP RETAIL
AVAILABLE FOR LEASE

COMING SOON

COLD STONE
CREAMERY





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.

MSC

LEASING PLAN

SPACE	SIZE
1	2,372 SF
2	468 SF
3	3,110 SF
4	1,250 SF
5	3,747 SF
6	2,429 SF
7	13,416 SF



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.

MSC

PHOTOS



AERIAL



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.

MSC

MSC



AKIVA GOLDSTEIN

agoldstein@hellomsc.com

215.883.7385

JOE RANISZEWSKI

jraniszewski@hellomsc.com

215.883.7390

KYLE QUIGLEY

kquigley@hellomsc.com

267.436.2665