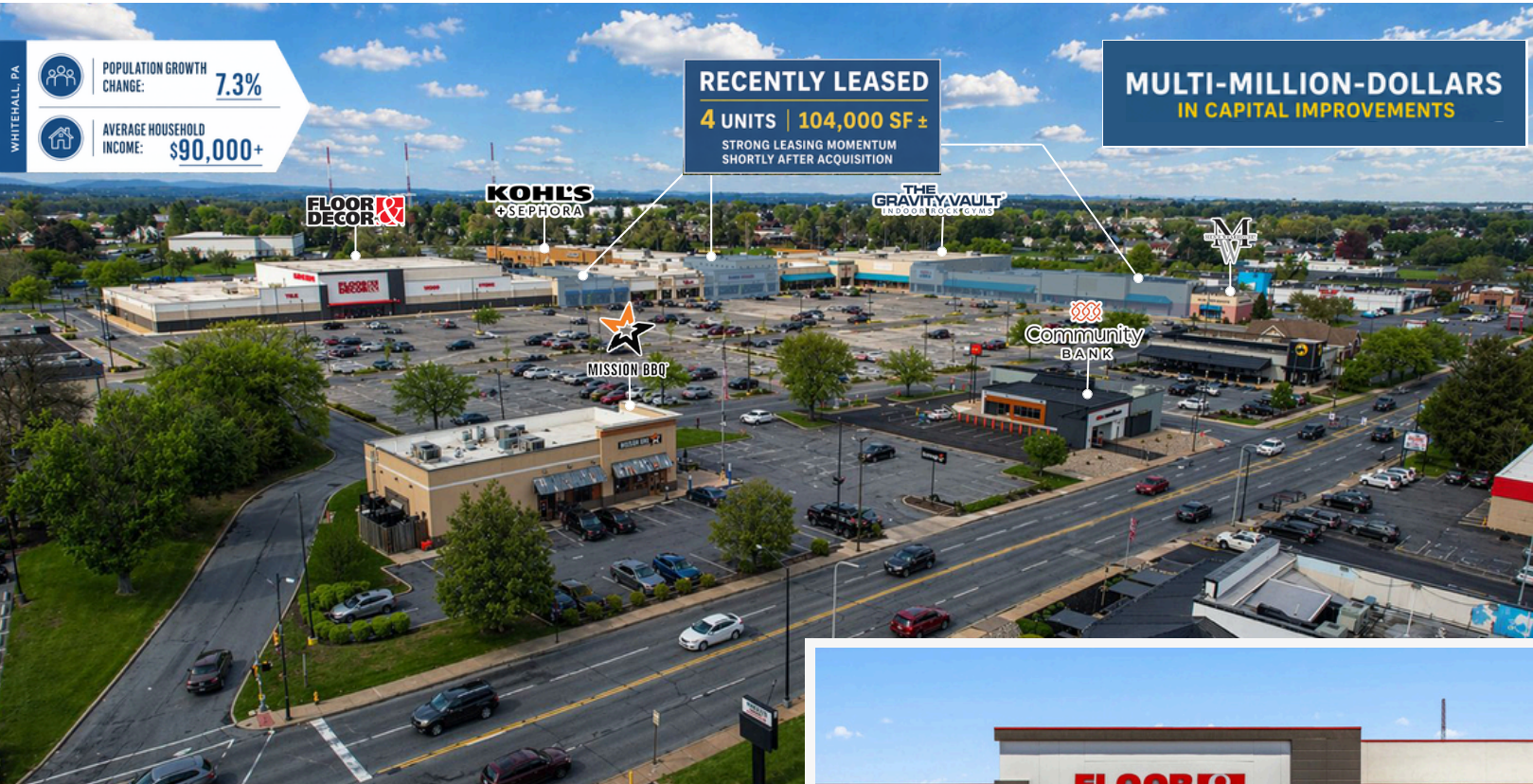


# FOR LEASE WHITEHALL PLAZA

2001 MACARTHUR ROAD | WHITEHALL | PA, 18052

RETAIL



## PREMIER LOCATION IN WHITEHALL

- Located in the heart of the Lehigh Valley's dominant regional retail corridor along MacArthur Road / Route 145
- Direct frontage and visibility to more than 41,000 VPD, with close proximity to Route 22, carrying over 48,000 VPD
- Serves a strong trade area of more than 237,000 residents within a 5-mile radius, with average household income exceeding \$90,000
- Surrounded by major regional traffic drivers, including Lehigh Valley Mall, MacArthur Commons, Airport Center, MacArthur Towne Centre, and Whitehall Square
- Positioned within a highly active retail market with approximately 95.5% retail occupancy in the Lehigh Valley submarket
- Over 1.5M visits to the center over the last 12 months, supporting Whitehall Plaza's role as a proven regional retail destination
- Anchored by strong national and regional tenants, including Floor & Décor, Kohl's + Sephora, Wawa, The Gravity Vault, Community Bank, and Mission BBQ



365,071

EXISTING SQUARE FEET

FLOOR & DECOR  
TILE • WOOD • STONE

KOHL'S

Wawa

Community BANK

MISSION BBQ  
The American Way

THE GRAVITY VAULT  
INDOOR ROCK GYMS

## CONTACT US:

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Director of Real Estate

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WHITEHALL  
PLAZA  
mgoldproperties.com  
MISHORIM GOLD REAL ESTATE INVESTMENTS LTD.

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## PROPERTY INFORMATION

**ADDRESS:** 2001 MacArthur Road, Whitehall, PA 18052  
Located along MacArthur Road / Route 145, just north of the Route 22 interchange.

**CENTER SIZE:** 365,071 SF

**AVAILABLE:**

Suite 1009A: 4,870 SF	Suite 1045: 3,520 SF
Suite 1021: 4,538 SF	Suite 1048: 4,039 SF
Suite 1024A: 4,590 SF	Suite XCB: 18,000 SF
Suite 1024B: 6,080 SF	Suite XFCB: 35,000 SF
Suite 1033: 2,907 SF	

(See attached site plan. Landlord willing to subdivide and combine spaces.)

**LEASE RATE:** Contact Agent for pricing  
\*Major incentives for qualified prospects

**TRAFFIC COUNTS:**

MacArthur Road / Route 145	41,000+ VPD
Route 22	48,300+ VPD

**PARKING SPACES (RATIO):** 1,966 Spaces (5.39 spaces per 1,000 SF)

**FEATURES:** Direct frontage and visibility along MacArthur Road / Route 145  
Close proximity to Route 22 interchange  
Ample Parking

POPULATION	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2024 TOTAL POPULATION	132,303	237,001	500,746
POPULATION GROWTH (2010-2024)	8.1%	7.3%	8.9%
2024 TOTAL HOUSEHOLD	49,359	90,900	193,030
HOUSEHOLD GROWTH (2010-2024)	8.5%	6.9%	9.1%
AVERAGE HOUSEHOLD INCOME	\$77,356	\$90,023	\$108,094

## CONTACT US:

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## SITE PLAN



### TENANCY SUMMARY

1000A Middle Eastern Market	7,200 SF	1036 Canines N Critters	2,639 SF	LL05 Wawa	5,585 SF
1009A Available	4,870 SF	1039 SMP	4,301 SF	XA Floor & Décor	82,468 SF
1021 Available	4,538 SF	1042 Magical Massage	2,461 SF	XB Kohl's	81,785 SF
1024A Available	4,590 SF	1045 Available	3,520 SF	XCB Available	18,000 SF
1024B Available	6,080 SF	1048 Available	4,039 SF	XEA Forman Mills	43,971 SF
1030 ComicMasters	1,633 SF	1060/XCA Lululand	53,287 SF	XF Gravity Vault	27,000 SF
1032 Bellissima Nails	1,620 SF	1061 Men's Wearhouse	4,910 SF	XFCB Available	35,000 SF
1033 Available	2,907 SF	LL02 Mission BBQ	2,914 SF		
1034 Oliverio's	376 SF	LL03 Community Bank	4,377 SF		

