

FOR LEASE WHITEHALL PLAZA

2001 MACARTHUR ROAD | WHITEHALL | PA, 18052

RETAIL



POPULATION GROWTH
CHANGE: **7.3%**



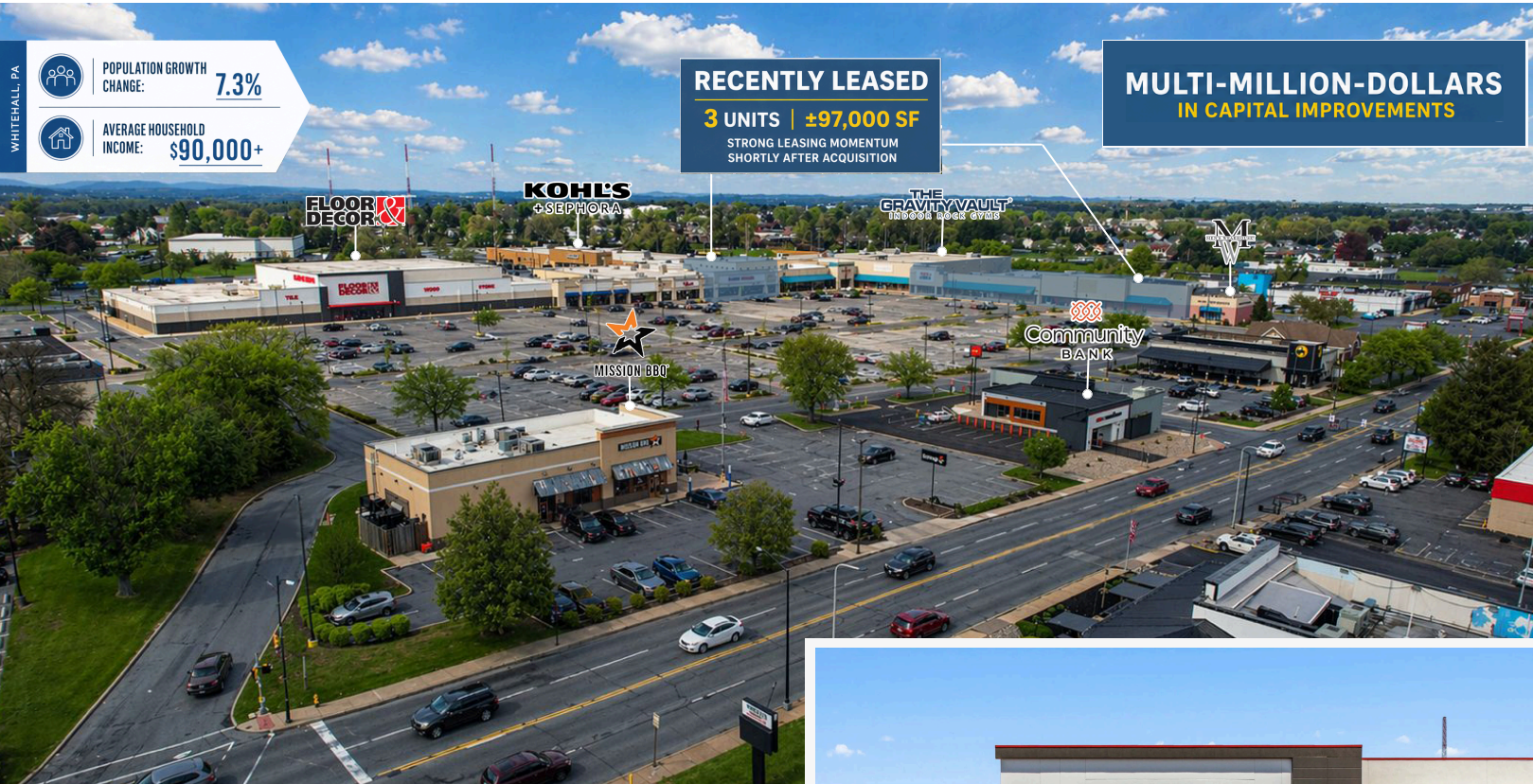
AVERAGE HOUSEHOLD
INCOME: **\$90,000+**

RECENTLY LEASED

3 UNITS | ±97,000 SF

STRONG LEASING MOMENTUM
SHORTLY AFTER ACQUISITION

**MULTI-MILLION-DOLLARS
IN CAPITAL IMPROVEMENTS**



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:

KEREN GOLD

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 1000A: 7,200 SF	Suite 1042: 2,461 SF
Suite 1009A: 4,870 SF	Suite 1045: 3,520 SF
Suite 1024A: 4,590 SF	Suite 1048: 4,039 SF
Suite 1024B: 6,080 SF	Suite XCB: 48,000 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

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SITE PLAN



TENANCY SUMMARY

1000A Available	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 Magical Massage	4,538 SF	1042 Available	2,461 SF	XB Kohl's	81,785 SF
1024A Available	4,590 SF	1045 Available	3,520 SF	XCA COMING SOON	30,322 SF
1024B Available	6,080 SF	1048 Available	4,039 SF	XCB Available	48,000 SF
1030 ComicMasters	1,633 SF	1060 COMING SOON	22,965 SF	XEA COMING SOON	43,971 SF
1032 Bellissima Nails	1,620 SF	1061 Men's Wearhouse	4,910 SF	XF Gravity Vault	27,000 SF
1033 Available	2,907 SF	LL02 Mission BBQ	2,914 SF		
1034 Oliverio's	376 SF	LL03 Community Bank	4,377 SF		



DIRECT ACCESS
AND FRONTAGE TO MACARTHUR ROAD (6,000+ VPD)

MACARTHUR COMMONS
175,437 SF | 7.1M Visits in the 12 Months
GIANT **max** petco
DICK'S Sporting Goods Durlington

95.5%
RETAIL OCCUPANCY WITHIN THE LEHIGH VALLEY SUBMARKET

AIRPORT CENTER
123,928 SF | 6.4M Visits in the 12 Months
sams club TARGET ROSS

MACARTHUR TOWNE CENTRE
132,080 SF
1.3M Visits in the 12 Months
JOANN at home

LEHIGH VALLEY MALL
1,049,727 SF | 7.6M Visits in the 12 Months
macy's **Boenit**
lululemon Apple JOFenny

WHITEHALL SQUARE
256,048 SF | 2.2M Visits in the 12 Months
Redner's DOLLAR TREE PETSMART

CLOSE PROXIMITY
TO HIGHLY TRAFFIC ROUTE 22 (48,300+ VPD)

3-MILES

WHITEHALL PLAZA