

For Lease

WHITEHALL PLAZA

±2,250 – 8,000 SF

2409 MacArthur Road | Whitehall, PA 18052



Property Overview

Whitehall Plaza is a 27,273 square-foot retail shopping center located along MacArthur Road (39,000 VPD), in Whitehall, Pennsylvania. The site gives retailers the opportunity to enter into the tight retail market of Whitehall, along the main stretch of road, with great visibility as well as easy ingress and egress, at Schadt Ave. The site benefits from the traffic generating anchor tenants that surround the site such as Walmart directly behind Lehigh Valley Mall, and the Whitehall Mall that are right down the road. With all of the surrounding retail and dense traffic in the immediate area, Whitehall Plaza is a great opportunity for any type of retailer.



Cale Bruso | Adam Hagerman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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LOCAL MAP



Location

Whitehall Plaza is strategically positioned with significant frontage in the market's primary retail corridor along MacArthur Road (Route 145). The site benefits from the high-volume traffic flow of MacArthur Road, which is one of the area's heaviest traveled roadways. Whitehall Plaza acts as a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With the high concentration of traffic driven by the surrounding retailers, the site pulls from not just the immediate trade area, but the surrounding market points as well.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	107,576	220,346	335,136
TOTAL EMPLOYEES	50,129	101,868	165,925
AVERAGE HHI	\$65,698	\$74,122	\$82,292
TOTAL HOUSEHOLDS	39,742	82,888	126,346

AVAILABLE SPACES



TRAFFIC COUNTS:

PA 145 - ±39,000 VPD | Schadt Ave - ±11,000 VPD



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Trade Area

Adding to the stability of the site, Whitehall Plaza shows a 15-minute drive time demographics of over 213,658 people with household incomes of more than \$74,585, and daytime employment demographics equally as strong with 107,813. The demographics within a 5-mile radius include 216,997 people in 84,091 homes, a labor force of 103,212 with an average household income of \$73,283. The area's growth since 2000 has increased over 8.4% with 7,069 new homes.



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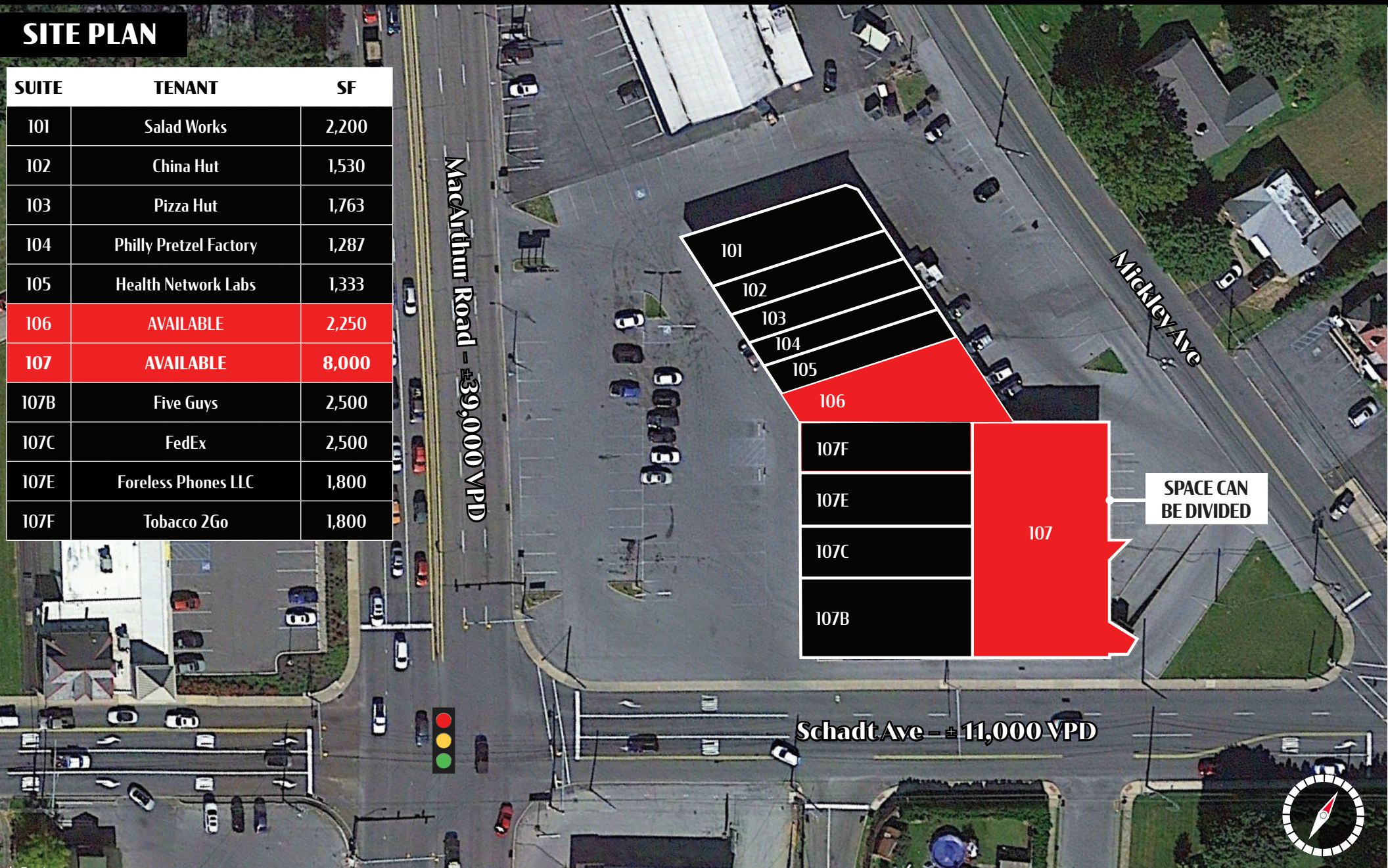
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SITE PLAN

SUITE	TENANT	SF
101	Salad Works	2,200
102	China Hut	1,530
103	Pizza Hut	1,763
104	Philly Pretzel Factory	1,287
105	Health Network Labs	1,333
106	AVAILABLE	2,250
107	AVAILABLE	8,000
107B	Five Guys	2,500
107C	FedEx	2,500
107E	Foreless Phones LLC	1,800
107F	Tobacco 2Go	1,800



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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Cale Bruso

CBruso@bennettwilliams.com



Adam Hagerman

AHagerman@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

