

*For Lease*

# WHITEHALL PLAZA

±8,000 SF

2409 MacArthur Road | Whitehall, PA 18052



## Property Overview

Whitehall Plaza is a 27,000 square-foot retail shopping that just went through a complete redevelopment. Located along MacArthur Road (39,000 VPD), in Whitehall, PA, the site gives retailers a high-profile opportunity in a market with tough barrier to entry. The center redevelopment included a brand-new façade, parking lot, pylon sign, and the addition of new retailers like Five Guys and FedEx. With multiple access points, retailers benefit from the traffic flow of other busy nearby centers like MacArthur Commons (Giant/Walmart anchored), MacArthur Towne Centre, Lehigh Valley Mall, and Whitehall Mall.



Cale Bruso | Adam Hagerman | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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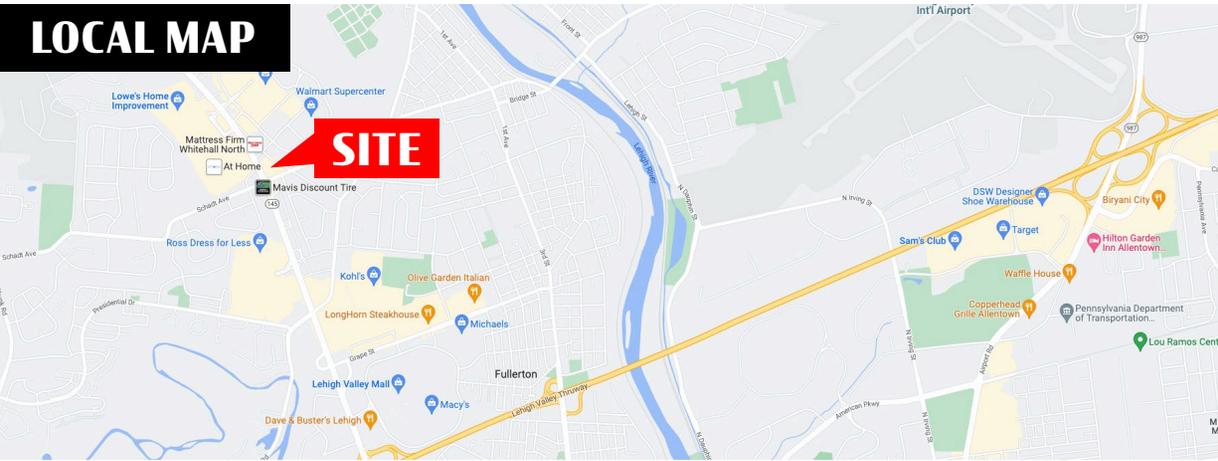
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## LOCAL MAP



## 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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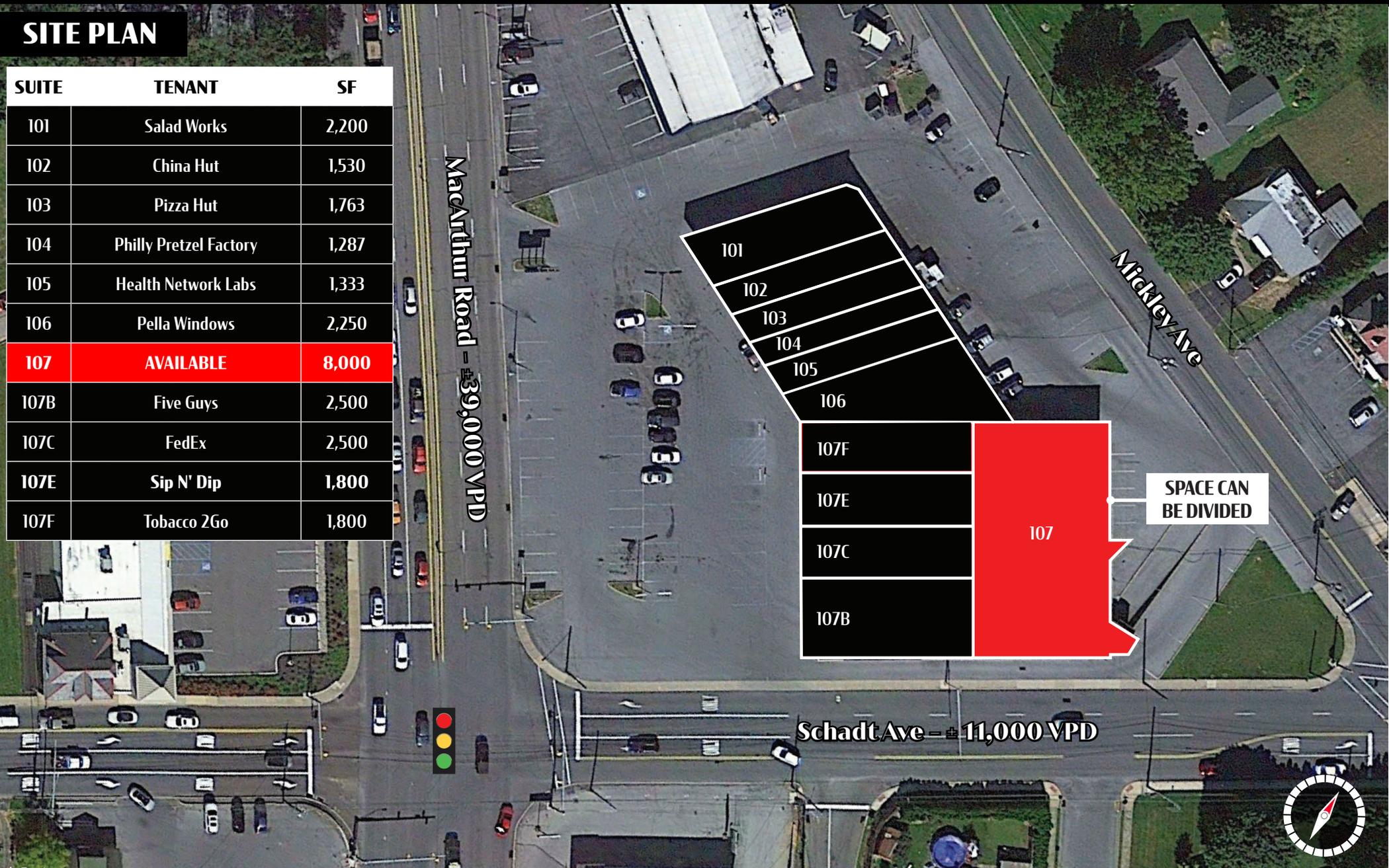
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## SITE PLAN

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	Pella Windows	2,250
<b>107</b>	<b>AVAILABLE</b>	<b>8,000</b>
107B	Five Guys	2,500
107C	FedEx	2,500
107E	Sip N' Dip	1,800
107F	Tobacco 2Go	1,800



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## MARKET AERIAL



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# Bennett Williams

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Suite 409, Exton, PA 19341

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State College, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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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.

