

For Lease

# WHITEHALL PLAZA

±8,000 SF

2409 MacArthur Road | Whitehall, PA 18052

Walmart

SALADWORKS

Pizza Hut

PHILLY  
PRETZEL  
FACTORY

HNL  
Lab Medicine

FedEx  
Office

FIVE GUYS  
BURGERS and FRIES

MacArthur Road  
±39,000 VPD

## 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](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



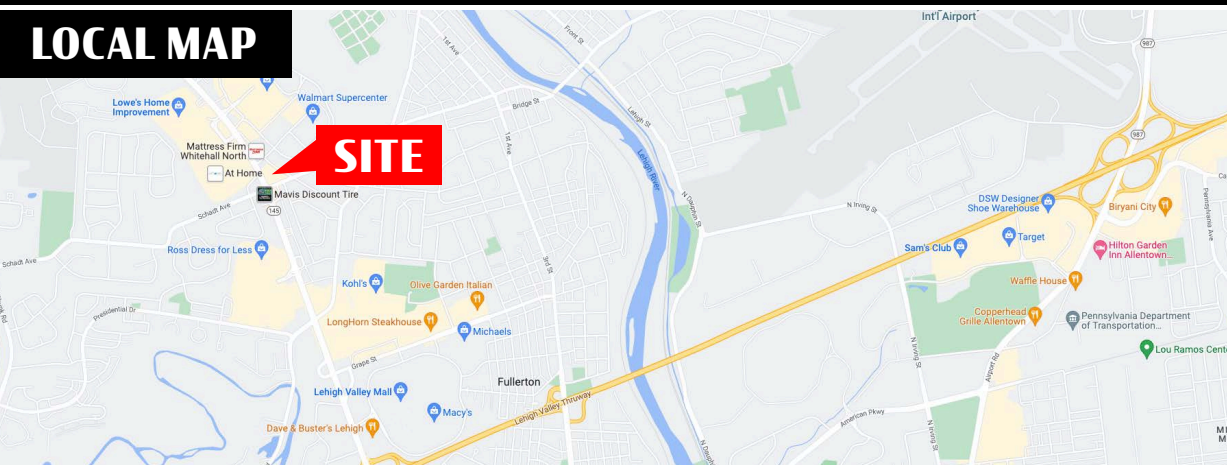
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## LOCAL MAP



## 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

## TRAFFIC COUNTS:

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

## AVAILABLE SPACES



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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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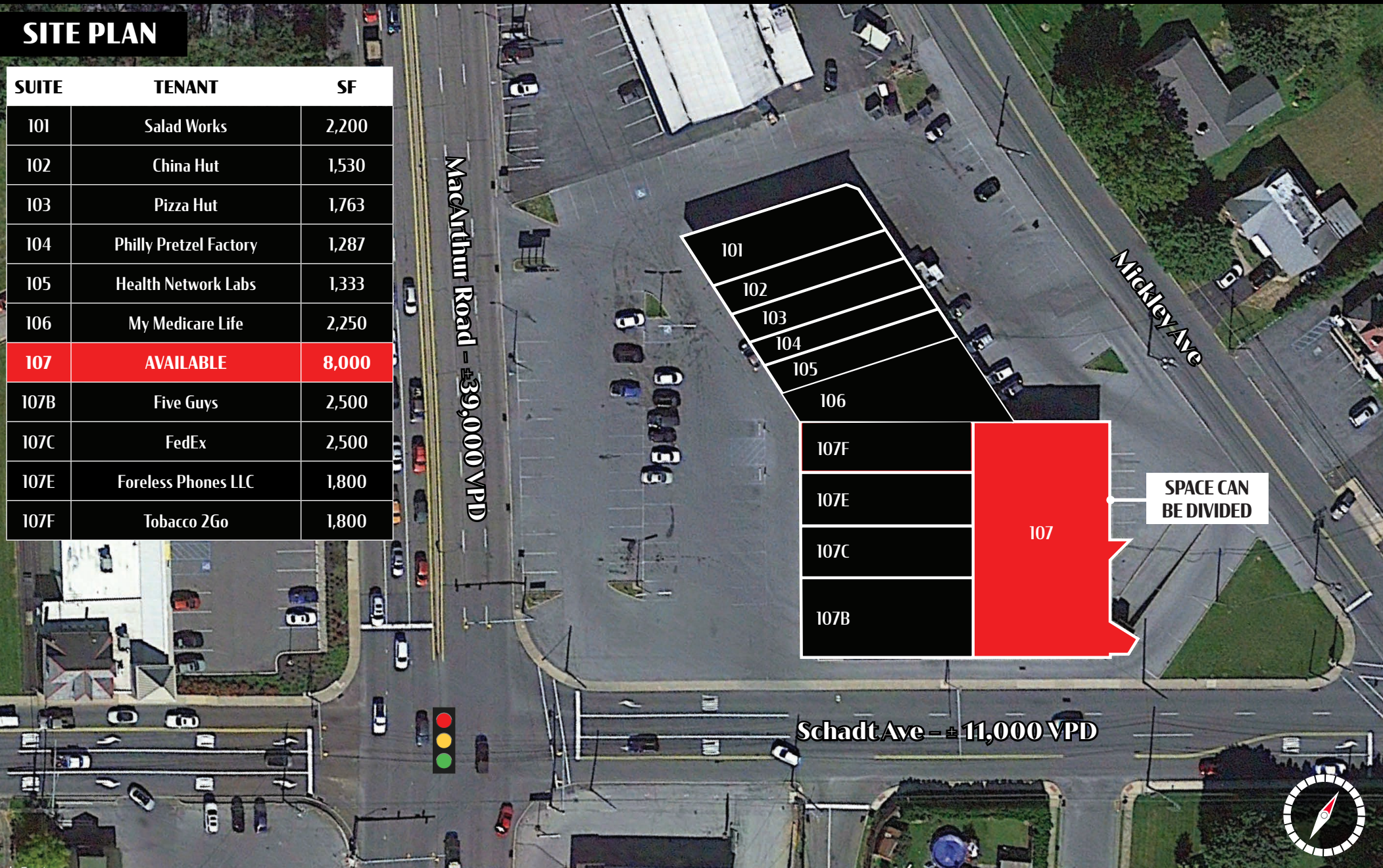
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## SITE PLAN

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	My Medicare Life	2,250
<b>107</b>	<b>AVAILABLE</b>	<b>8,000</b>
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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# 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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

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