



Allentown-Bethlehem-Easton, PA-NJ

## VILLAGE WEST

40.596852, -75.525624  
3100 West Tilghman Street | Allentown, PA 18104

**CENTER SIZE:** 140,474 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	10,080	100,236	216,849
🏠	4,175	38,136	82,463
💰	\$101,144	\$75,567	\$73,307

Highly trafficked retail location with Giant Food drawing an average of 28,000+ customers/week

Direct access to the heavily travelled Rte 22 with 78,000+ vehicles daily

Strong lineup of national and regional retailers including CVS/pharmacy, Dollar Tree, Patient First, Chipotle Mexican Grill & Panera Bread

Close proximity to Cedar Crest College and Muhlenberg College with a combined enrollment of 4,000+ students and Lehigh Valley Hospital with 1,000+ employees

Storefront and restaurant space for rent

Minutes away from Dorney Park & Wildwater Kingdom drawing 1.5MM+ visitors/year

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AVAILABLE SPACE

03A	1,778 SF	20	2,200 SF
03B	1,691 SF		
9A/10	5,500 SF		
10B	900 SF		
14	2,000 SF		

CURRENT RETAILERS

A1	Panera Bread	6,562 SF
CVS	CVS/pharmacy	10,000 SF
FS1B	Patient First	6,750 SF
GFS	Giant Food	65,138 SF
NER	Wells Fargo	2,388 SF
03	T-Mobile	721 SF
04	Holiday Hair	738 SF
4A	Chipotle Mexican Grill	3,022 SF
05	Elements Therapeutic Massage	1,950 SF
06	Manhattan Bagel Company	1,500 SF
6B	Sumo Japanese Fusion	2,471 SF
07	Dollar Tree	9,265 SF
09B	Games Workshop	900 SF
11	LA Nail Salon and Tanning	1,500 SF
11B	For Eyes Optical	3,000 SF
12B	Miracle-Ear	1,200 SF
13	Outlooks for Hair	1,500 SF
16	Pet Valu	4,500 SF
18	Village West Cleaners	1,800 SF
22	GNC	1,500 SF

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