

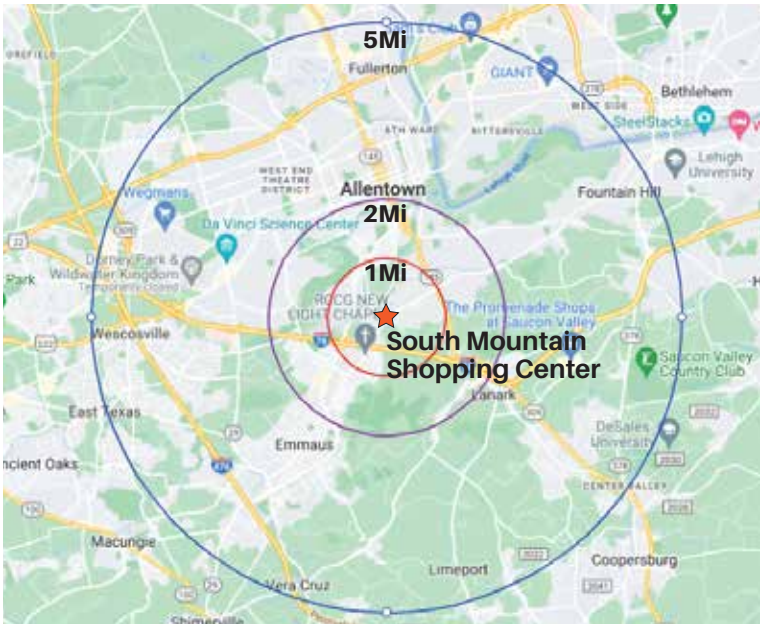
SOUTH MOUNTAIN SHOPPING CENTER

31st Street & W Emaus Avenue | Allentown, PA



SPACE AVAILABLE

- 54,187 Available 12/1/2025
- Future Expansion (In-line or Pad)



DEMOGRAPHICS



Estimated Population:

1 MILE - 8,505

3 MILES - 70,712

5 MILES - 205,021



2028 Population Projections:

1 MILE - 8,608

3 MILES - 71,898

5 MILES - 209,267



Average Household Income:

1 MILE - \$81,447

3 MILES - \$76,984

5 MILES - \$81,710



Average Daily Traffic Counts:

Emaus Avenue - 19,000

PROPERTY OVERVIEW

South Mountain Shopping Center is an established neighborhood shopping center with high barriers to entry. Currently, South Mountain is anchored by a high volume 54,187 square foot GIANT food store with fuel service. South Mountain Shopping Center is conveniently located just off Lehigh Street and I-78, in an established retail corridor between Emmaus and the City of Allentown, PA

JOIN



CONTACT US

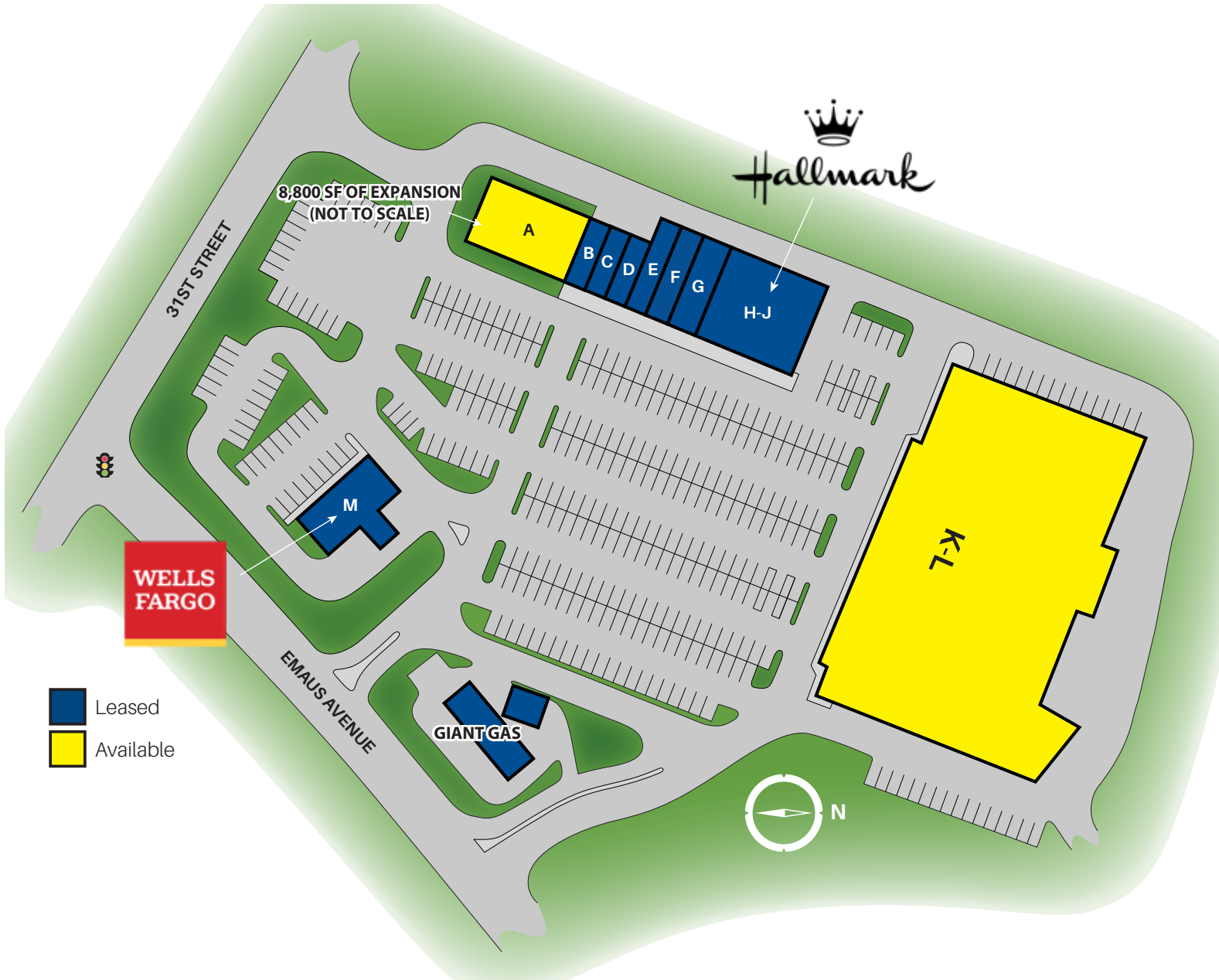
610.388.6600

watersretailgroup.com



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SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A	Future Expansion (Inline or Pad)	-	G	China King	1,600
B	The Crust	1,400	H-J	Hallmark	6,800
C	Sun Nail Salon	1,050	K-L	AVAILABLE- 12/1/2025	54,187
D	The Health Spa	1,050	M	Wells Fargo Bank	2,363
E	Great Clips	1,050	TOTAL 71,100 SF		
F	Ace Cleaners	1,600			

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