

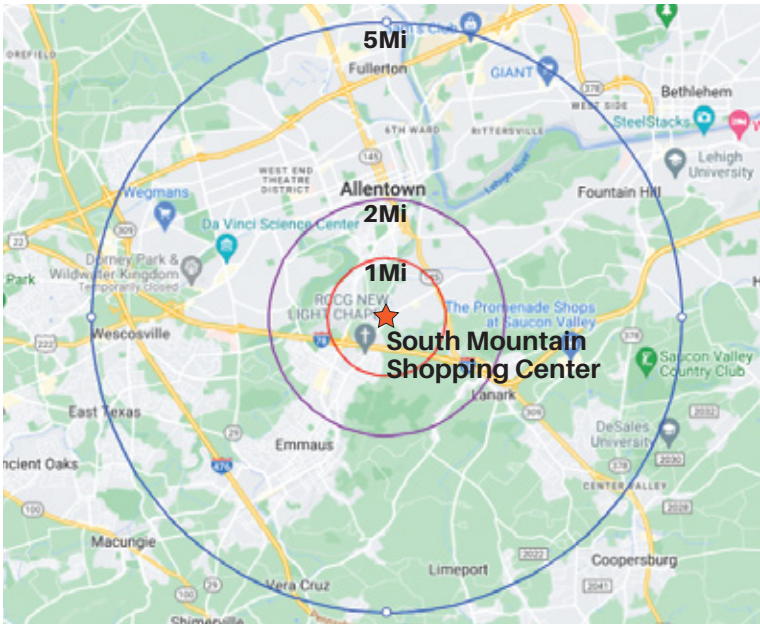
# SOUTH MOUNTAIN SHOPPING CENTER

3015-3055 W Emaus Ave | Allentown, PA 18103



## SPACE AVAILABLE

- 54,187 Available 12/1/2025
- Outpad Available 12/1/2025



## 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

Great Clips®



WELLS  
FARGO

## CONTACT US

610.388.6600

[watersretailgroup.com](http://watersretailgroup.com)



# SOUTH MOUNTAIN SHOPPING CENTER

3015-3055 W Emaus Ave | Allentown, PA 18103



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	N	AVAILABLE OUTPAD - 12/1/2025	±18,800
F	Ace Cleaners	1,600			
TOTAL 71,100 SF					



3015-3055 W Emaus Ave | Allentown, PA 18103



Visit [watersretailgroup.com](http://watersretailgroup.com) for leasing opportunities