

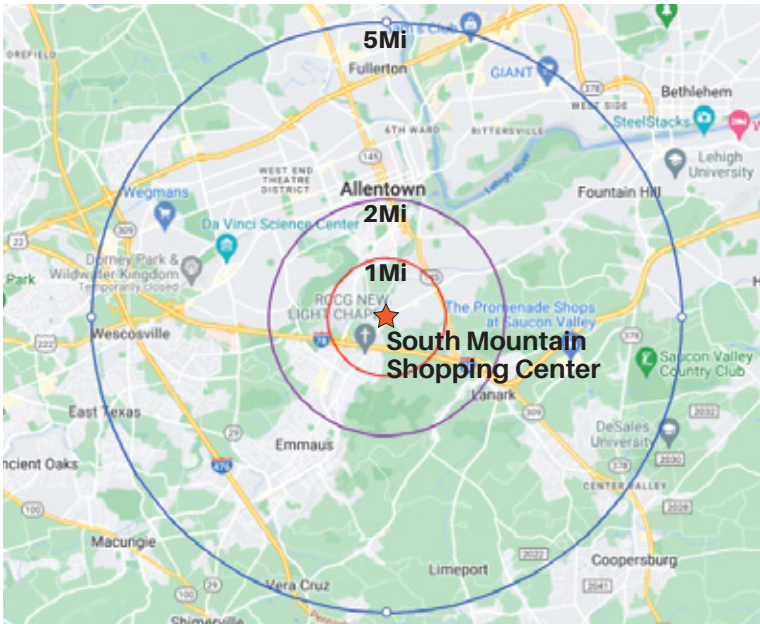
SOUTH MOUNTAIN SHOPPING CENTER

3015-3055 W Emaus Ave | Allentown, PA 18103



SPACE AVAILABLE

- 54,187 Available
- Ground Lease Available



DEMOGRAPHICS

	2025 Estimated Population:		
	1 MILE – 8,617	3 MILES – 76,646	5 MILES – 210,864
	2030 Population Projections:		
	1 MILE – 8,752	3 MILES – 77,823	5 MILES – 214,860
	Average Household Income:		
	1 MILE – \$91,688	3 MILES – \$92,182	5 MILES – \$97,974
	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 has a 54,187 square foot anchor former grocery store space available for lease. 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®



LEASING CONTACT

Joe Waters

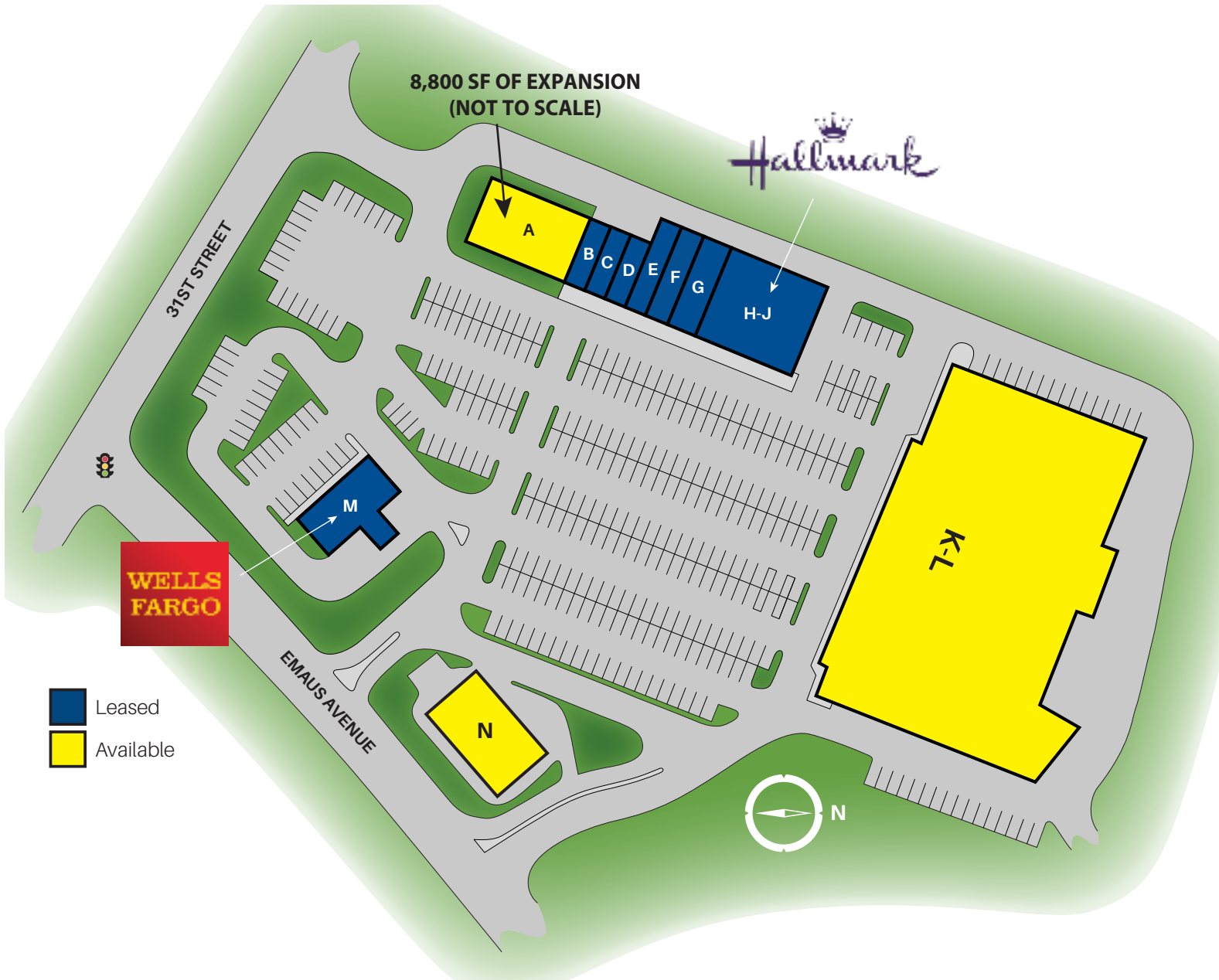
610-388-6600 x120

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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	54,187
D	The Health Spa	1,050	M	Wells Fargo Bank	2,363
E	Great Clips	1,050	N	GROUND LEASE AVAILABLE	-
F	Ace Cleaners	1,600	TOTAL 71,100 SF		

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