

PRIME
RETAIL/OFFICE
SPACES

FOR LEASE

AVAILABLE:
10,000 SF/
98,000 SF
& PAD SITE;
1,600 SF
OFFICE SPACE



3843-3859 NAZARETH PIKE AT
ROUTES 191 & 22, BETHLEHEM, PA

BETHLEHEM PLAZA



Bethlehem Plaza is a well positioned shopping center on Rt. 191 just south of the Rt. 22 exit. Bethlehem Plaza shares a full movement signalized intersection with Bethlehem Square (Giant Foods, Wal-Mart, Home Depot) directly across the street.

1.5 Acre Pad Site available; 10,000 SF - 98,000 SF Retail Space available for immediate lease. 98,000 SF space is divisible to 18,000 SF and 80,000 SF.

Great line up of local, regional and national tenants! Join Aldi, Dollar Tree, Hibachi Grill and Buffet, SuperCuts, AT&T, Good Shepherd Rehabilitation, Mariner Financial, Ideal Image, CosmetINk, Optimum Performance Center, China King, Salon Bronze Tanning Salon, Indian Mart and more great tenants!!!

AVAILABLE RETAIL & OFFICE SPACES

| | | | |
|-------------------------|-----------|---------------|------------------|
| Pad Site | 1.5 Acres | Negotiable | Triple Net (NNN) |
| Space 8 | 10,000 SF | \$14.00 SF/YR | Triple Net (NNN) |
| Space 10/11 | 98,000 SF | \$12.00 SF/YR | Triple Net (NNN) |
| Bldg A 2nd Fl Office #2 | 1,600 SF | \$18.00 SF/YR | Triple Net (NNN) |

kw
KELLERWILLIAMS.
REAL ESTATE

Each office is individually owned and operated

James Balliet
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 **THE James Balliet**
PROPERTY GROUP

TRAFFIC



Strip Center has incredible visibility and is situated on heavily traveled Route 191 and located within blocks of US Route 22.

1. Hibachi Grill & Buffet
2. Salon Bronze Tanning
3. Optimum Performance Ctr
4. K-Nails
5. Dollar Tree
6. China King
7. Indian Mart
8. AVAILABLE 10,000 SF
9. Aldi
- 10-11. AVAILABLE 98,000 SF

Building A 1st Floor

- A1. Supercuts
- A2. AT&T
- A3. Cosmetink Beauty
- A4. IDEAL Image
- A5. Mariner Financial

Building A 2nd Floor

- S1. Good Shepherd Rehab
- S2. **1,600 SF AVAILABLE**
- S3. Christmas City Dentistry
- S4. AKAL Associates



Strip center is across signalized intersection from Walmart, Home Depot, Giant Foods, Fine Wine & Good Spirits and much more.

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