

# Village West

3100 West Tilghman Street | Allentown, PA 18104

Lehigh County Allentown-Bethlehem-Easton, PA-NJ 140,474 Sq Ft

40.5969, -75.5257



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 11,404    | 109,340   | 231,316   |
| Daytime Pop. | 14,485    | 135,291   | 254,489   |
| Households   | 4,247     | 41,170    | 87,574    |
| Income       | \$139,823 | \$103,230 | \$104,750 |

Source: Synergos Technologies, Inc. 2024

Giant Food anchored center with a strong lineup of national and regional retailers including CVS, Dollar Tree, Patient First, Chipotle Mexican Grill & Panera Bread

Surrounded by a dense population of 109K+ within 3-miles that swells to a strong daytime population of 135K+

Close proximity to Cedar Crest College and Muhlenberg College with a combined enrollment of 2,900+ students (NCES, 2023)

High Visibility from 20K+ VPD on N Cedar Crest Blvd and 20K+ VPD on W Tilghman St with direct access to 83K+ VPD on US Hwy 22 (Kalibrate, 2025)

Minutes away from Dorney Park & Wildwater Kingdom

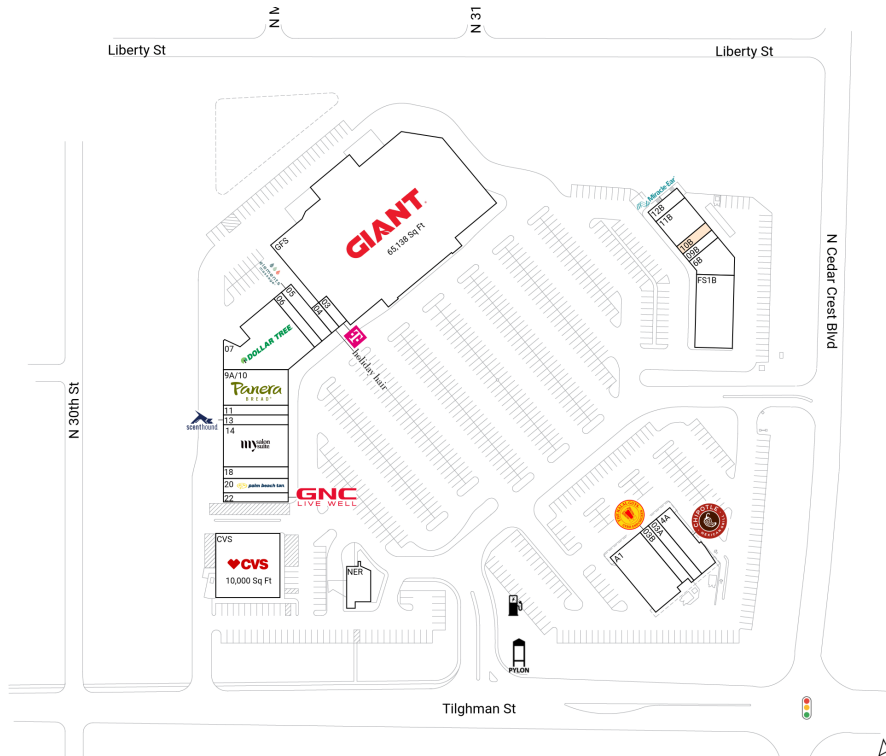


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## Available Spaces

10B 900 Sq Ft

## Current Tenants Space size listed in square feet

|       |                               |        |
|-------|-------------------------------|--------|
| 03    | T-Mobile                      | 721    |
| 03A   | Ninja Ramen                   | 1,778  |
| 03B   | The Halal Guys                | 1,691  |
| 04    | Holiday Hair                  | 738    |
| 4A    | Chipotle Mexican Grill        | 3,022  |
| 05    | Elements Therapeutic Massage  | 1,950  |
| 06    | Manhattan Bagel Company       | 1,500  |
| 6B    | Sumo Japanese Fusion          | 2,471  |
| 07    | Dollar Tree                   | 9,265  |
| 09B   | Games Workshop                | 900    |
| 9A/10 | Panera Bread                  | 5,500  |
| 11    | La Nail Salon & Tanning       | 1,500  |
| 11B   | For Eyes Optical              | 3,000  |
| 12B   | Miracle-Ear                   | 1,200  |
| 13    | Scenthound                    | 1,500  |
| 14    | My Salon Suite                | 6,500  |
| 18    | Love & Honey Fried Chicken    | 1,800  |
| 20    | Palm Beach Tan                | 2,200  |
| 22    | GNC                           | 1,500  |
| A1    | 88 Pot Korean BBQ and Hot Pot | 6,562  |
| CVS   | CVS                           | 10,000 |
| FS1B  | Patient First                 | 6,750  |
| GFS   | Giant Food Stores             | 65,138 |
| NER   | Penn Community Bank           | 2,388  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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