

TREXLERTOWN PLAZA  
**7150 HAMILTON BOULEVARD**  
 TREXLERTOWN, PA

±709 - 7,606 SF & PAD AVAILABLE FOR LEASE

JOIN



**property highlights.**

- Located across from Air Products campus, Lehigh Valley's largest employer
- Strong junior anchor, small shop space, and pad with drive thru available for lease
- Total GLA: ±300,432 SF
- Nearby tenants include: **KOHL'S** *Marshalls* *HomeGoods*
- Owned & managed by: **cdr**

**stats.**

2018 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,020	45,069	87,303
EST. HOUSEHOLDS	2,090	16,841	3,106
EST. AVG. HH INCOME	\$100,216	\$110,706	\$112,510

HAMILTON BLVD TRAFFIC COUNT: 20,522 VPD \*ESRI 2018  
 ROUTE 78 TRAFFIC COUNT: 93,409 VPD



**METRO**<sup>®</sup>  
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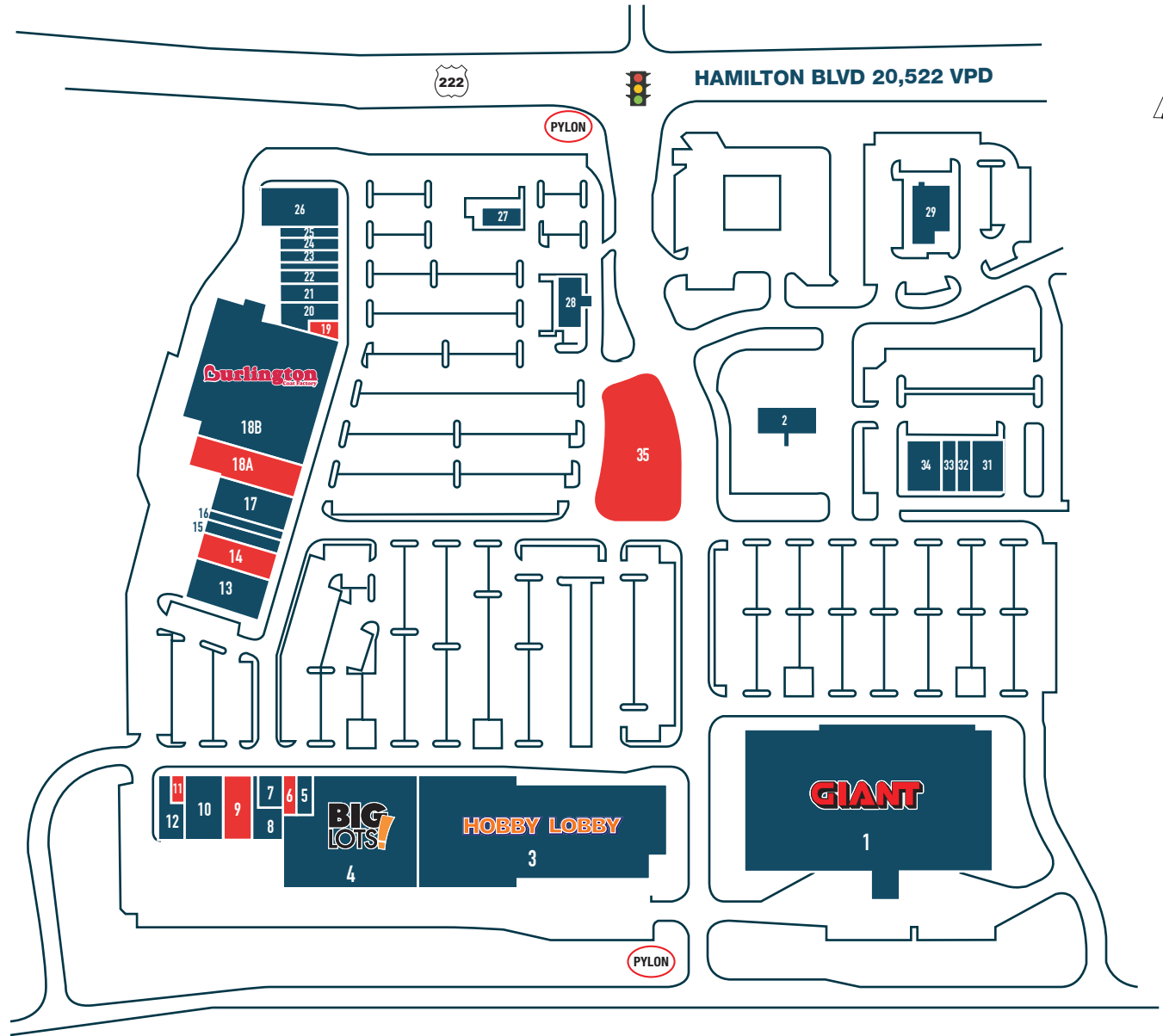
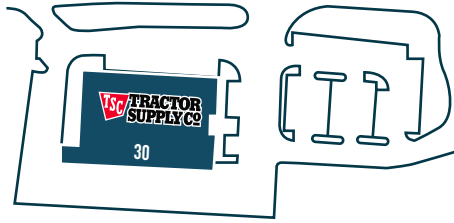
**get in touch.**

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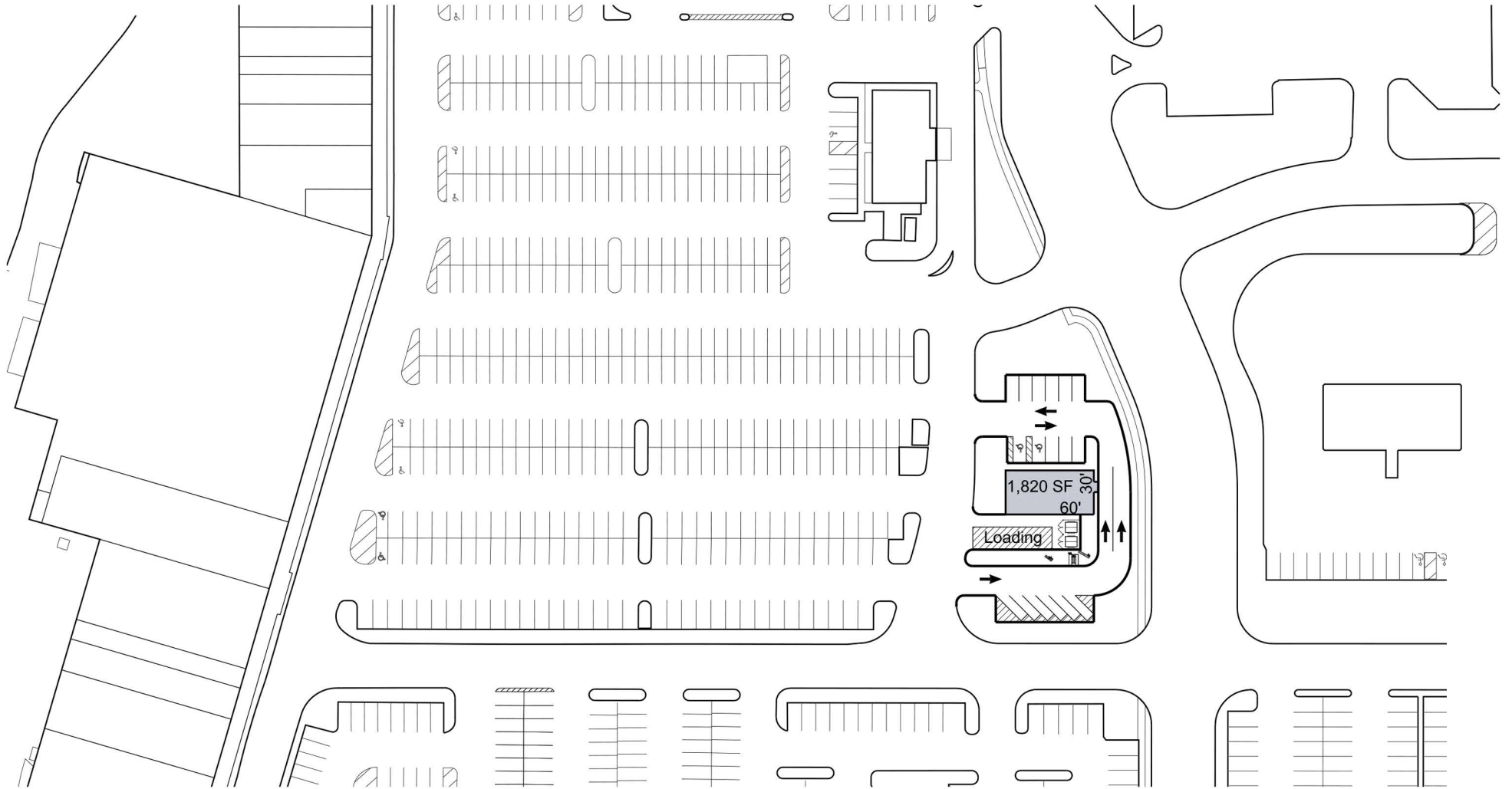
1	Giant	74,105 SF
2	Giant Fuel	4,230 SF
3	Hobby Lobby	57,512 SF
4	Big Lots	33,824 SF
5	Primo Hoagies	2,104 SF
6	AVAILABLE	709 SF
7	Three Men & A Bagel	1,750 SF
8	Prestige Cleaners	2,250 SF
9	AVAILABLE (30' x 100')	2,952 SF
10	SOLDIERFIT	7,757 SF
11	AVAILABLE	802 SF
12	United States Postal Service	3,008 SF
13	Active Learning Center	7,800 SF
14	AVAILABLE	4,980 SF
15	CosmoProf	2,640 SF
16	Peking Chinese Restaurant	1,650 SF
17	Title Boxing Club	6,820 SF
18A	AVAILABLE	7,606 SF
18B	Burlington Coat Factory	40,000 SF
19	AVAILABLE	1,001 SF
20	Valley Smoke Shop	2,270 SF
21	Picasso's Pizza	2,520 SF
22	Healthy Alternatives Food	3,105 SF
23	H&R Block	1,800 SF
24	Holiday Hair	1,575 SF
25	Subway	1,302 SF
26	Mavis Tire	8,546 SF
27	Yocco's	1,920 SF
28	KFC	3,000 SF
29	Applebees	5,000 SF
30	Tractor Supply	19,097 SF
31	People First Credit Union	4,000 SF
32	Bliss Nails	1,600 SF
33	Jersey Mikes	1,600 SF
34	Sovereign Urgent Care	4,621 SF
35	Pad Available	2,020 SF

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# OPTION 1



REQUIRED PARKING - RESTAURANT: 1/ 3 SEATS + 1/ 1.2 EML.  
PROVIDED PARKING: 17 SPACES

## PAD STUDY - DRIVE THRU 1

ALL DIMENSIONS AND EXISTING CONDITIONS TO BE FIELD VERIFIED  
[www.cedarrealtytrust.com](http://www.cedarrealtytrust.com)

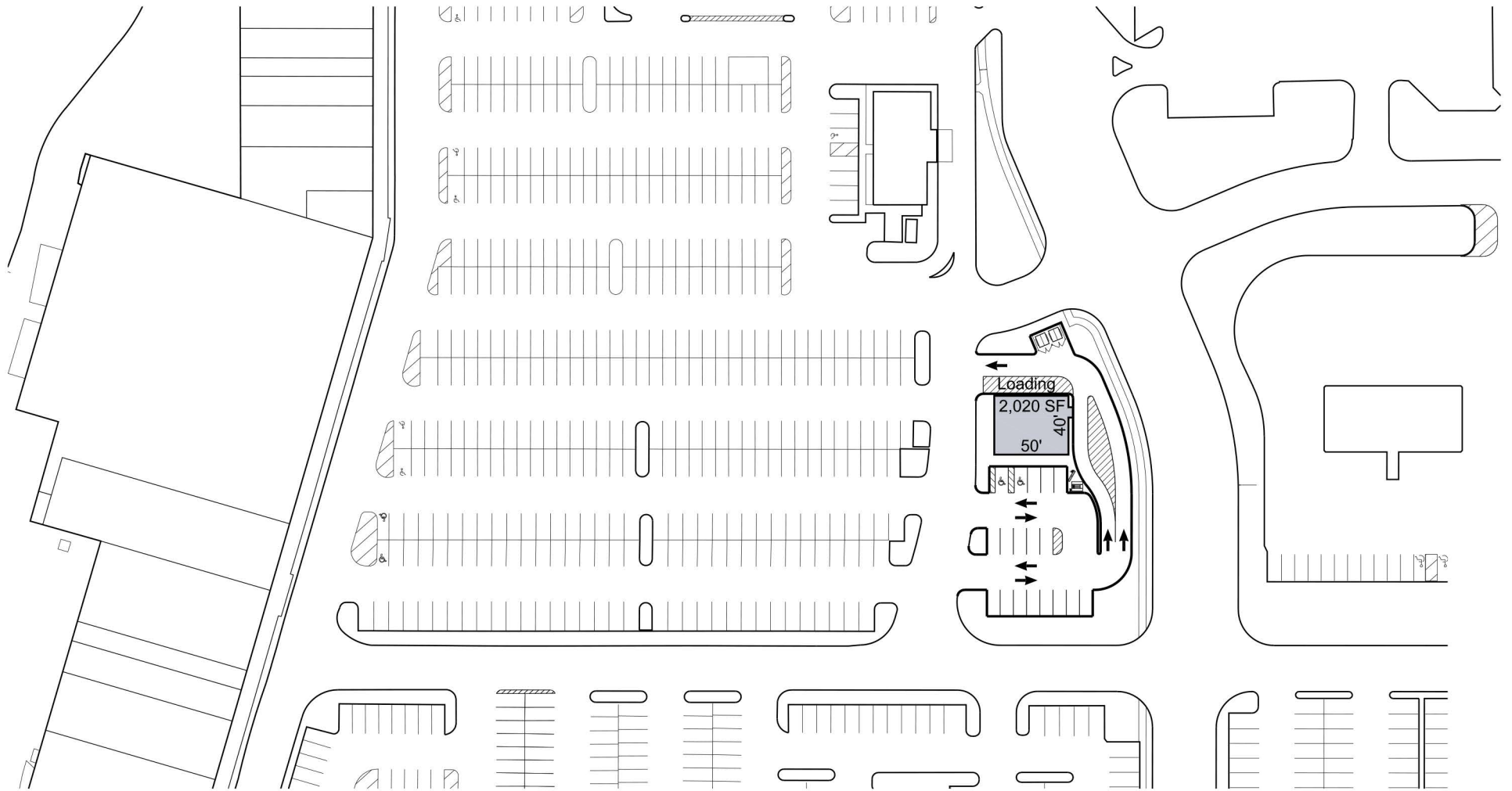
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# OPTION 2



REQUIRED PARKING - RESTAURANT: 1/ 3 SEATS + 1/ 1.2 EMPL.  
PROVIDED PARKING: 18 SPACES

## PAD STUDY - DRIVE THRU 2

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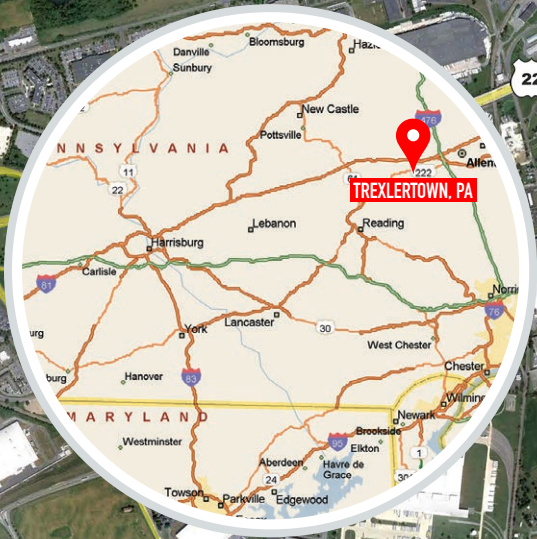


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**HAMILTON CROSSINGS**

- WHOLE FOODS MARKET
- COSTCO WHOLESALE
- DSW
- DICK'S SPORTING GOODS
- TARGET
- ULTA BEAUTY
- NORDSTROM
- PET SMART
- OLD NAVY
- Pier 1 imports
- RALLY HOUSE LOCAL SHOP

**SITE**

**TREXLERTOWN PLAZA**

- HOBBY LOBBY
- GIANT
- BIG LOTS!
- Burlington Coat Factory

**AIR PRODUCTS**  
±4,300 EMPLOYEES



- Chick-fil-A
- Tanera
- Walgreens

**TREXLER MALL**

- KOHL'S
- HomeGoods
- Marshalls



LOWER MACUNGIE ROAD 16,002 VPD

BROOKSIDE ROAD 13,890 VPD

HAMILTON BOULEVARD 20,522 VPD

93,409 VPD

KROCK'S ROAD

222 BYPASS

1 MILE

RAILROAD

100

78

309

476

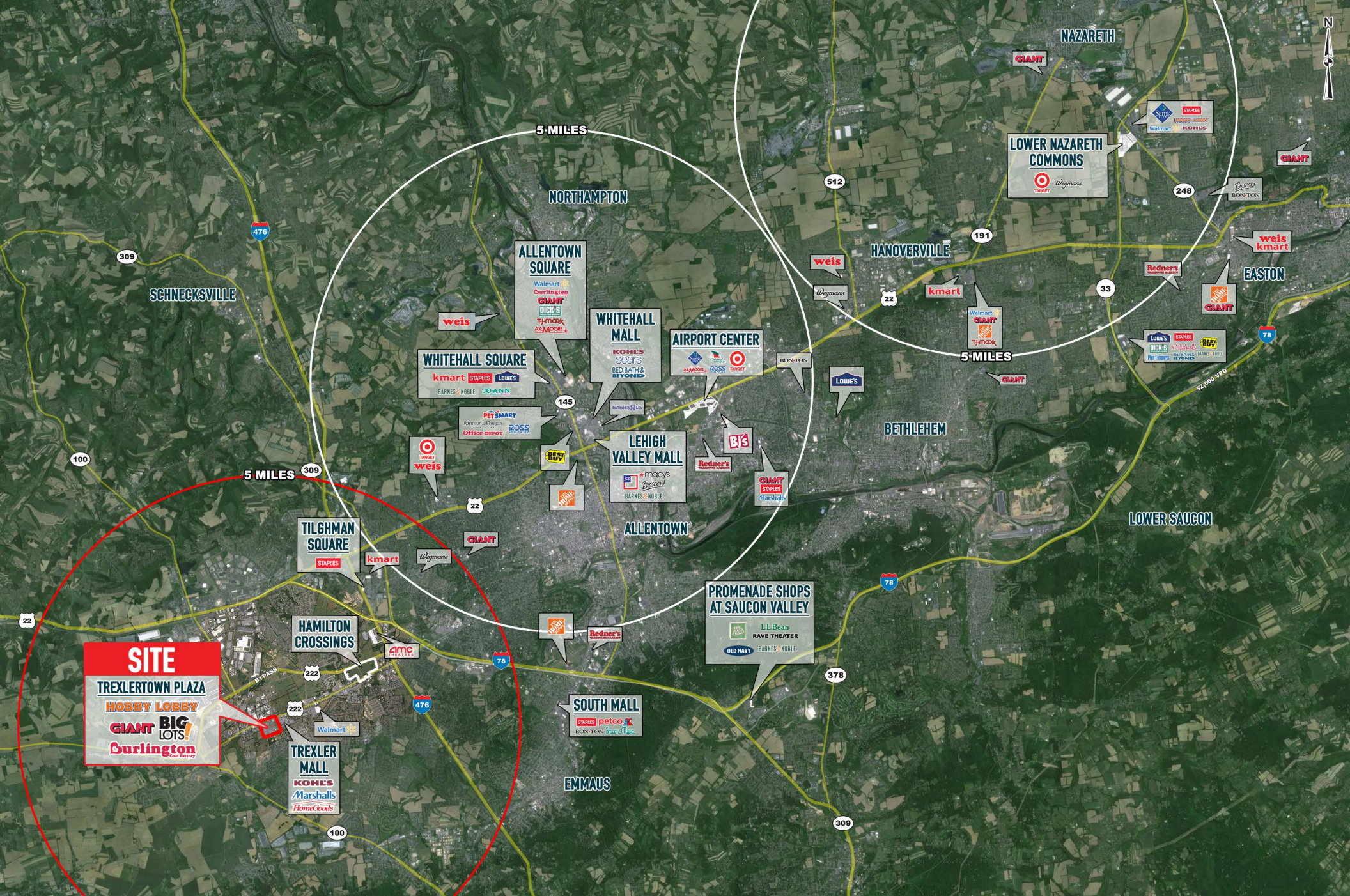


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