



LARKEN ASSOCIATES BRINGS HEALTH AND FITNESS CLUB TO TILGHMAN SQUARE SHOPPING CENTER

248,533-square-foot Lehigh County commercial shopping center now 100% leased

SOUTH WHITEHALL, PA, August 21, 2025 — Larken Associates, a regional leader in real estate building, development and management, announces a 12,963-square-foot retail lease with F13 Performance at Tilghman Square Shopping Center located at 4680 Broadway Road in South Whitehall, Pennsylvania, bringing the property to full occupancy. Scott Horner, Vice President, Retail Division at Colliers, and Victor Kelly, Executive Vice President, Commercial Division at Larken Associates, represented ownership, while Stuart Brauer, Owner of The Gym Real Estate Company, represented the tenant in the transaction.

F13 Performance is a premier health and fitness club focused on small-group training, personalized training programs, and sports performance. Expected to open in October, F13 Performance's new facility at Tilghman Square Shopping Center will become its flagship location in the Lehigh Valley area.

"We're excited to launch our new location at Tilghman Square to provide our members with a state-of-the-art fitness and performance experience," said Robert Eschbach, Owner of F13 Performance. "This expansion reflects our commitment to bringing our unique training methodology to communities across the region and helping people develop and maintain healthy lifestyles."

Tilghman Square Shopping Center is a 35.75-acre commercial shopping center with 248,533 square feet of retail, medical, office and restaurant space. Home to a wide variety of tenants including Harbor Freight, Staples and PNC, the center boasts strong visibility and accessibility via Interstates 78 and 476, and Routes 22 and 309.

Kelly added, "With a robust tenant roster, ranging from local small businesses and regional healthcare providers to national restaurant chains, Tilghman Square is one of the most sought-after commercial centers in Lehigh County. We are thrilled to welcome F13 Performance to Tilghman Square and bring the property to full occupancy."

To learn more about opportunities for available retail space for lease across Larken Associates' commercial portfolio, contact Victor Kelly at (908) 874-8686 or VKelly@Larken.net, and visit www.larkenassociates.com/commercial-leasing.

About Larken Associates

Larken Associates is a regional leader in real estate building, development and management. Leveraging 60 years of experience, they are dedicated to bringing great spaces to live and work to life through a long-term ownership strategy and full suite of in-house capabilities. With a diverse commercial portfolio consisting of nearly four million square feet and 1,000 tenants across office, industrial, retail and mixed-use and approximately 3,000 owned and managed residential units across 20 unique communities with another 1,500 in the development pipeline, Larken Associates is deeply committed to the communities in which they work as well as the tenants and residents who call their buildings home. To learn more about Larken Associates, please visit us at <https://www.LarkenAssociates.com> and follow us on LinkedIn, Facebook, X and Instagram.