

1120 S 25th Street

Easton, PA 18042

0.76 AC Pad Site Available For Sale or Lease

NOW ON THE MARKET!

**PAD SITE
AVAILABLE**



Questions? Contact Us.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

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Highlights

- Zoning: I1 (General Industrial)
- Easily accessible to Route 22 corridor which provides access through the Lehigh Valley
- Prominent visibility on Freemansburg Avenue
- Well-positioned at the intersection of S 25th Street and Freemansburg Avenue
- Join new Lidl Grocery Store
- Area Retailers:



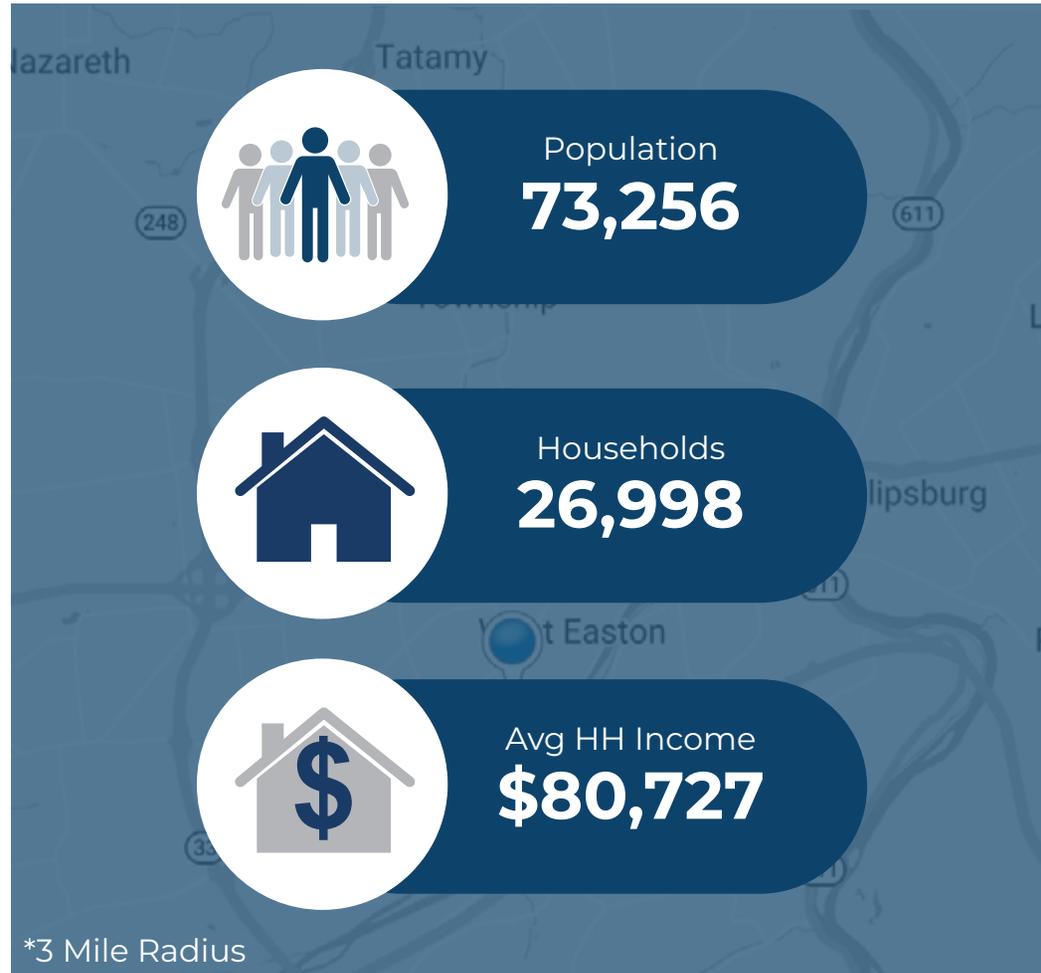
GIANT



Demographic	1 Mile	3 Miles	5 Miles
Population	13,775	73,256	130,587
Households	5,294	26,998	48,757
Avg HH Income	\$73,395	\$80,727	\$94,628

Traffic Count S 25th Street: 12,385 ADT

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About Easton

Major Attractions:

- National Canal Museum
- Delaware River Railroad Excursions
- Crayola Experience
- Sigal Museum & Northampton County Historical & Genealogical Society
- Nurture Nature Center

Major Employers:

- 1,700 Northampton Community College
- 1,500 Easton Hospital
- 1,025 St. Luke's Hospital - Warren Campus
- 750 St. Luke's Warren Hospital
- 725 Lafayette College
- 700 Crayola

5 Mile Schools & Colleges

- 2,726 Easton Area High School
- 713 Wilson Area Intermediate School
- 672 Paxindsa Elementary School
- 663 Wilson Area High School
- 597 Cheston Elementary School
- 489 St. Jane Frances De Chantal School
- 424 March Elementary School
- 356 Wilson Borough Elementary School
- 188 Avona Elementary School

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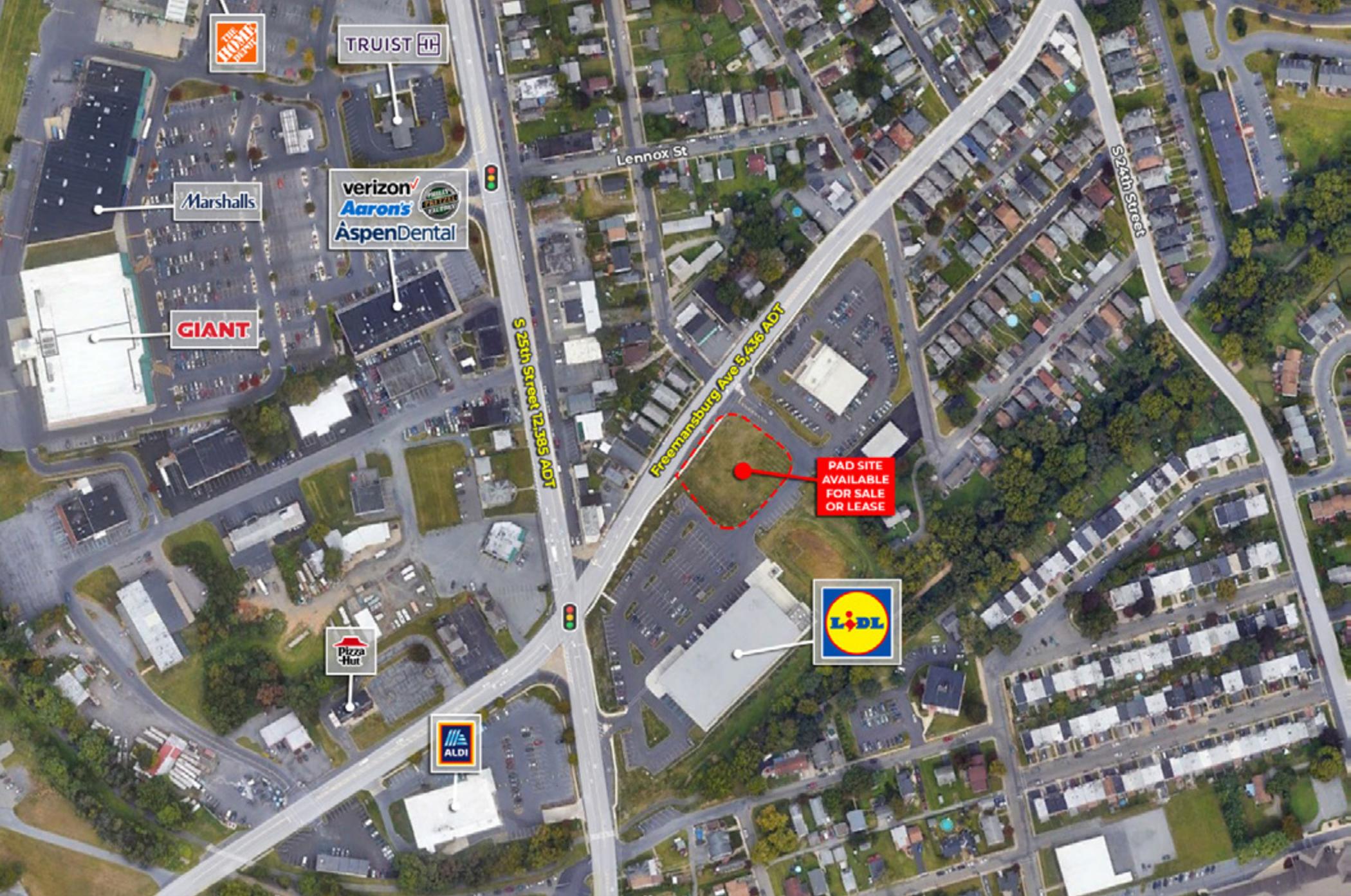
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Site Plan



Local Aerial

3-Miles

LOWER NAZARETH COMMONS

Logos include: Pizza Hut, Dunkin', Five Guys, Target, Kohl's, Walmart, Five Guys, Red Robin, Subway, Dunkin', Starbucks, Sam's Club, Arby's, Wegmans, Burger King, and AT&T.

PALMER PARK MALL

Logos include: cricket, DQ, Dunkin', Subway, and T-Mobile.

Logos include: McDonald's, Subway, Dunkin', Giant, Dollar Tree, Dollar General, and ACE.

HILLCREST PLAZA

Logos include: AT&T, Dunkin', Maxx Office, Burger King, McDonald's, and others.

Logos include: Long John Silver's, Dunkin', Harbor Freight, Dollar Tree, Dunkin', and others.

Logos include: Dollar General and Subway.

Logos include: Metro, Dunkin', Family Dollar, and others.

Logos include: Dunkin', HomeGoods, McDonald's, Aaron's, Perkins, TJ-Maxx, Walmart, Subway, Burger King, Giant, Dollar Tree, and Home Depot.

Logos include: Dunkin' and Weis.

Logos include: Papa John's, Dunkin', Aaron's, Family Dollar, Marshalls, Giant, and others.

Logos include: Dunkin', Subway, and Family Dollar.

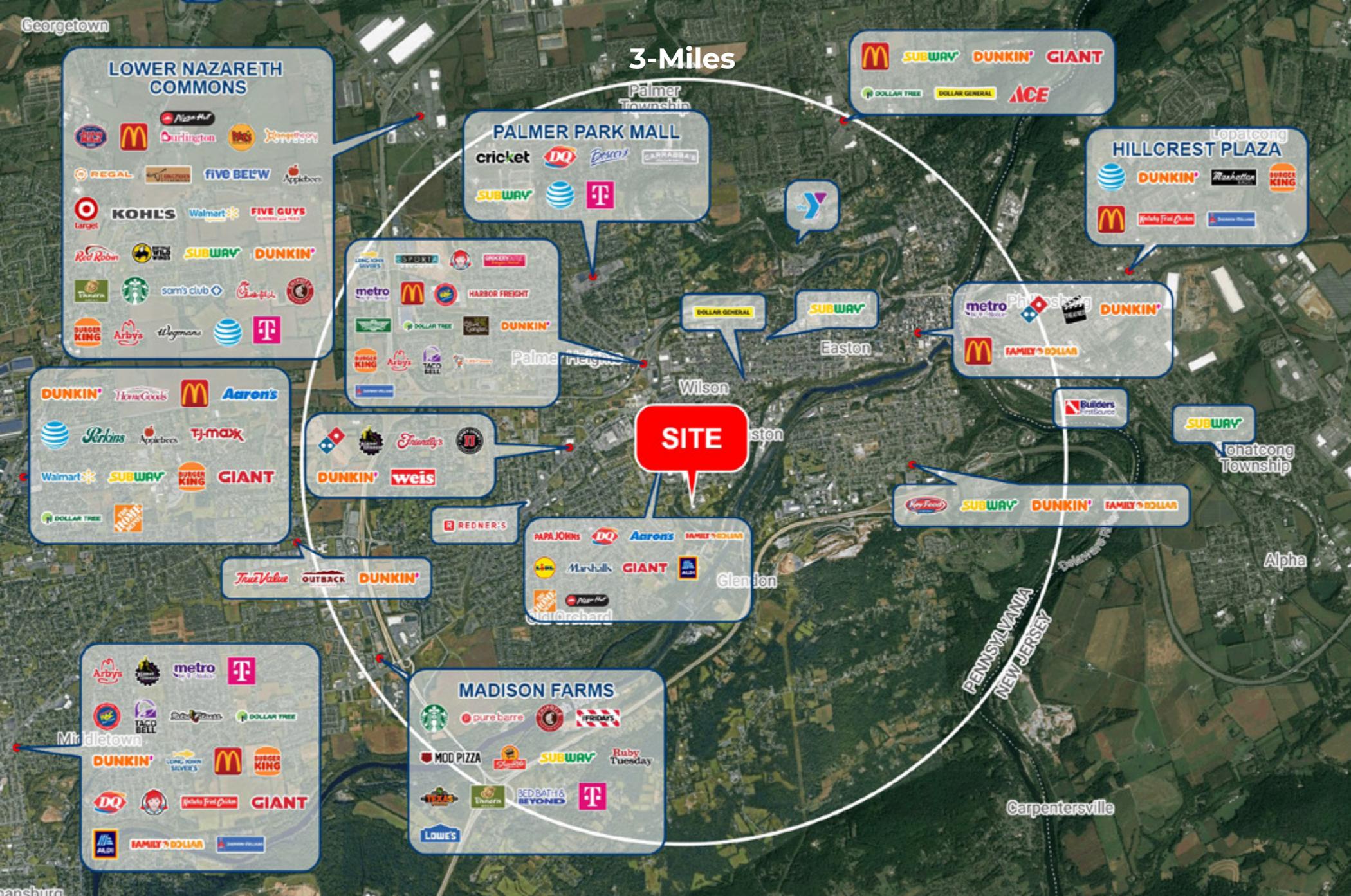
Logos include: True Value, Outback, and Dunkin'.

Logos include: Arby's, Dunkin', McDonald's, Burger King, DQ, and others.

MADISON FARMS

Logos include: Starbucks, Pure Barre, Dunkin', Mod Pizza, Subway, Ruby Tuesday, Bed Bath & Beyond, and Lowe's.

SITE



Market Aerial