

SALE / LEASE

3729 Easton Nazareth Hwy.

3729 EASTON NAZARETH HWY.

Easton, PA 18045

PRESENTED BY:

GREGG MARZANO

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PA #RS297418

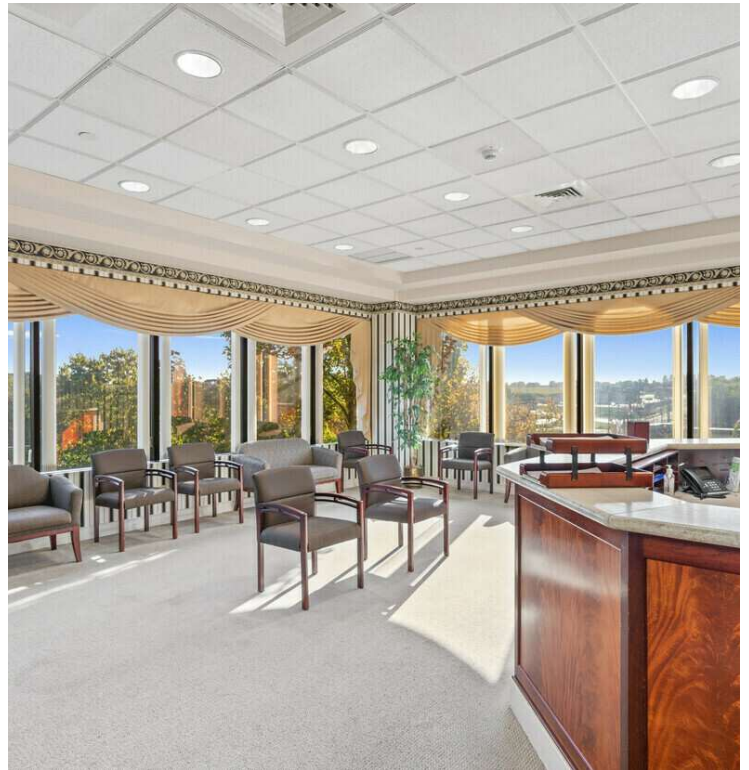
TOM SKEANS, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,000,000
MEDICAL OFFICE LEASE RATE:	\$16-25.00 SF/yr (NNN)
SURGERY CENTER - TURN KEY	\$35.00 SF/yr (NNN)
BUILDING SIZE:	36,748 SF
AVAILABLE SF:	500 - 10,000 SF
PRICE / SF:	\$163.27
YEAR BUILT:	1995
ZONING:	Commercial
MARKET:	Lehigh Valley, PA
TRAFFIC COUNT:	15,000

PROPERTY OVERVIEW

Explore an exceptional commercial opportunity at 3729 Easton Nazareth Hwy, Easton, PA—an adaptable professional medical office building tailored to meet the dynamic needs of the healthcare industry. Constructed in 2002, this spacious, nearly 37,000 sq. ft. facility features a turnkey surgery center on the third floor, equipped with four operating rooms, pre- and post-operative areas, treatment rooms, and dedicated staff facilities, including a lounge and locker rooms. This versatile property not only addresses immediate operational demands but also provides potential for future expansion, making it suitable for both owner-users and investors. Conveniently located with easy highway access, it is close to Lehigh Valley Hospital - Oaks, enhancing its desirability in a thriving market. The surrounding area boasts a vibrant business community and a wealth of cultural amenities, improving the overall experience for both staff and patients. Ample onsite parking guarantees easy accessibility. With imaging and radiology equipment already installed, this property presents a valuable investment opportunity for those looking to make their mark in the healthcare sector. Discover the potential at 3729 Easton Nazareth Hwy, where a solid foundation and endless possibilities await your vision.

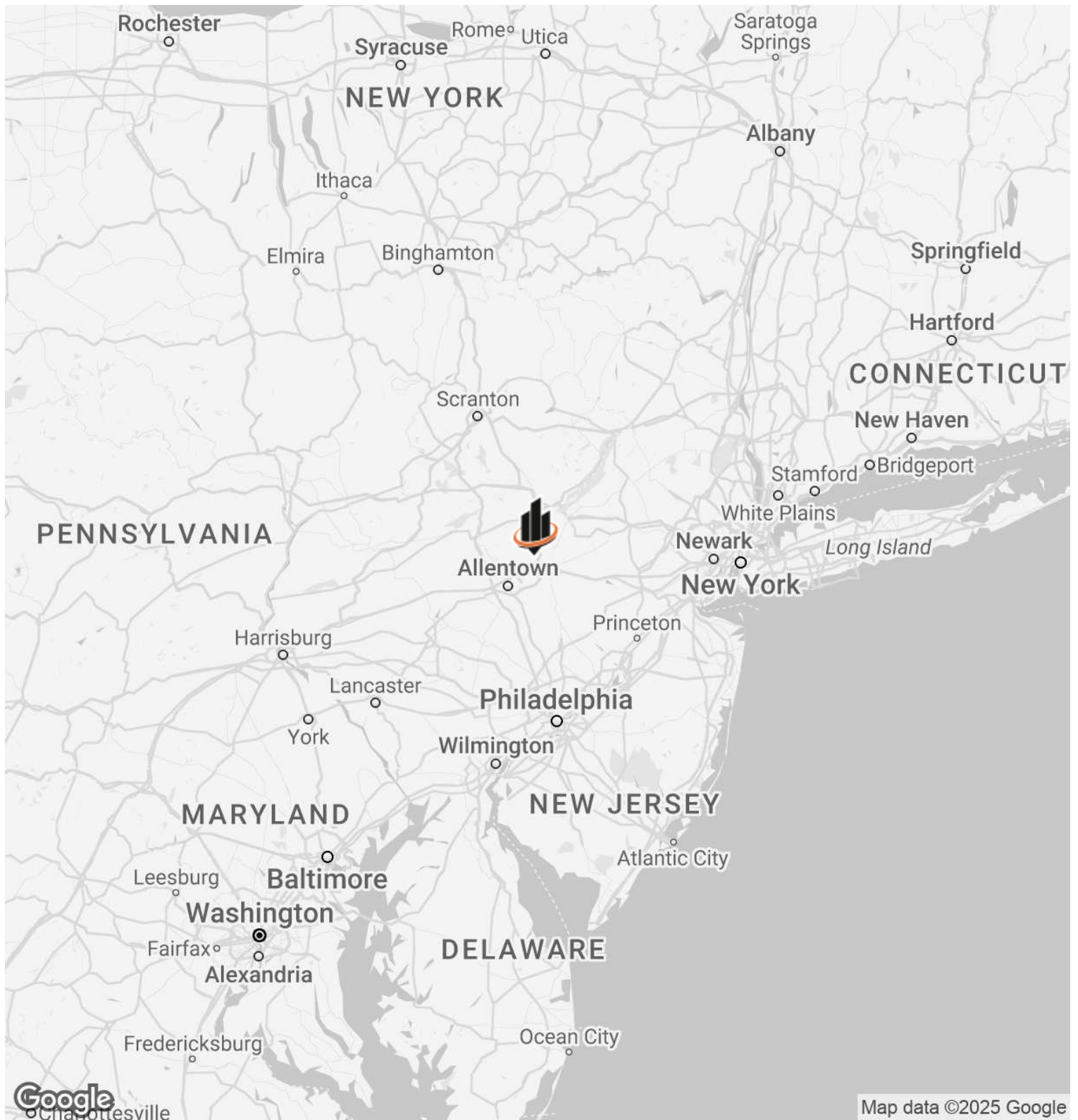
PROPERTY HIGHLIGHTS

- Surgery Center Fit-out with 4 operating rooms, pre-op area, recovery and staff locker rooms

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LOCATION MAP



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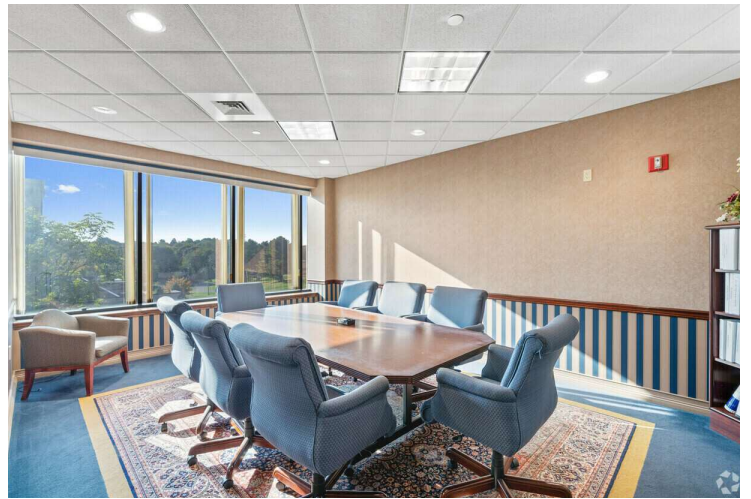
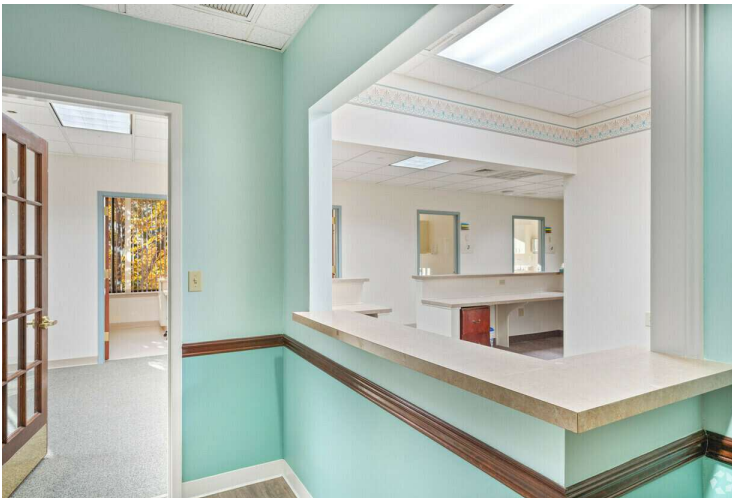
RETAILER MAP



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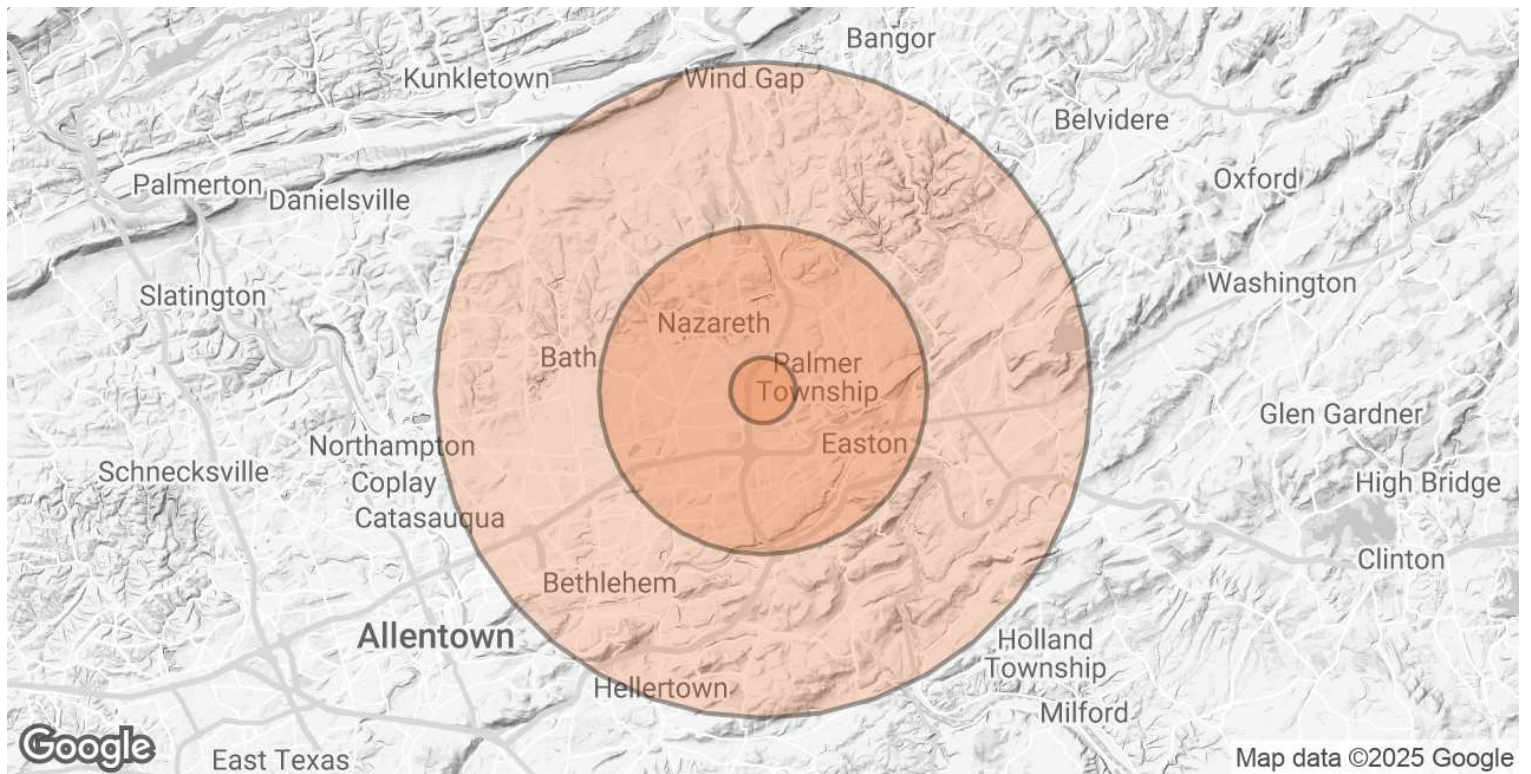
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,091	126,278	311,366
AVERAGE AGE	51.3	42.0	42.2
AVERAGE AGE (MALE)	47.4	39.8	40.6
AVERAGE AGE (FEMALE)	50.9	44.3	44.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,269	50,662	127,582
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$121,913	\$91,870	\$86,947
AVERAGE HOUSE VALUE	\$272,647	\$230,507	\$224,540

2020 American Community Survey (ACS)

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