



2212 Sullivan Trail

Easton, Northampton County, PA

Property Features

- Corner lot at lighted intersection
- 1.71 acres improved land
- Less than a mile to other major retail centers in the Town Center Zone
- 167' frontage and entrance/exit on busy Sullivan Trail
- Public utilities
- Served by LANTA bus
- Permitted Uses Include: Automotive Accessories; Convenience Store, not involving gasoline; Financial establishment, which may include drive-through service; Motel, hotel or inn; Repair Shop; Retail Shop; Day Care Center; Medical Office/Clinic
- Conditional Uses: Automotive Repair Shop; Restaurant with drive-through service; Tavern
- **Lease Rate: \$10,000/Month**



For more information:

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Area Overview

Located on busy Sullivan Trail, a highly traveled road through Forks Township.

The property is the gateway to the Town Center (TC) zone and is located less than a mile to many retailers and restaurants.

Popular Forks Community Center and Park is less than one mile away and Lafayette College campus within 3 miles.

AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	3,538	34,444	88,151
Median Age	42.4	38.6	39.6
Average HH Income	\$154,863	\$123,501	\$104,335
Total Businesses	155	1,088	2,932
Total Employees	1,267	11,752	34,511

TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
Sullivan Trail	0.06	Meco Rd	2017	14,834
Sullivan Trail	0.80	Town Center Blvd	2017	14,834
Sullivan Trail	1.00	American General Dr	2019	7,607