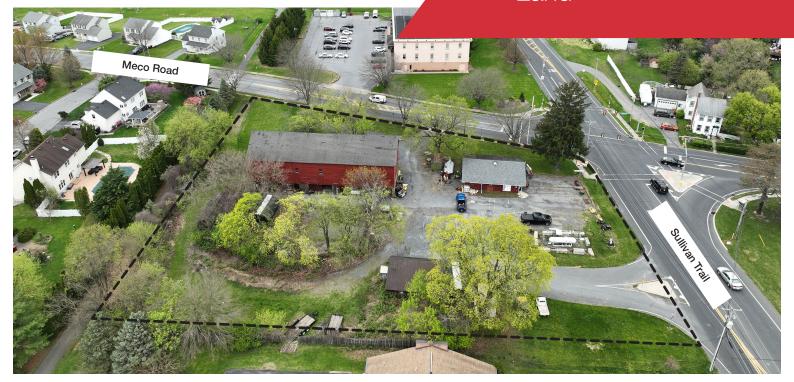


For Lease Land



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:

Matt Sprung

610.871.1721 | msprung@naisummit.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Summit

1620 Pond Rd, Suite 150 Allentown PA 18104 610.264.0200 | naisummit.com

2212 SULLIVAN TRAIL **EASTON, PA**









610.871.1721 msprung@naisummit.com

2212 SULLIVAN TRAIL EASTON, PA



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 Lafeyette 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



For more information:

NAI Summit