



Colliers

**320 S. 25th Street**  
Easton, PA 18042

**Available for Lease!**

87,543 SF

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## Property Features:

- **87,543 SF** - may be **subdivided**
- Prime retail big box with **excellent visibility and access** to/from **Route 22**
- Located directly off Route 22 at a lighted intersection.
  - Route 22 is the main corridor through-out the Lehigh Valley and connects to Route 33, I-78, Route 309, and I-476
- Surrounded by various commercial and residential developments including the former “dixie cup” building, which is slated to be redeveloped into a mixed-use project with +/- 405 apartments
- Located across the street from Easton Area High School & a block away from Wilson Area High School (+/- 3,700 students between both schools)

## Area Demographics

### 1-Mile Radius



Number of Households  
**5,696**



Avg. HH Income  
**\$100,762**



Daytime Population  
**13,627**

### 3-Mile Radius



Number of Households  
**29,491**



Avg. HH Income  
**\$108,925**



Daytime Population  
**72,320**

### 5-Mile Radius



Number of Households  
**53,762**



Avg. HH Income  
**\$114,488**



Daytime Population  
**126,413**

### 7-Mile Radius



Number of Households  
**76,471**



Avg. HH Income  
**\$115,083**

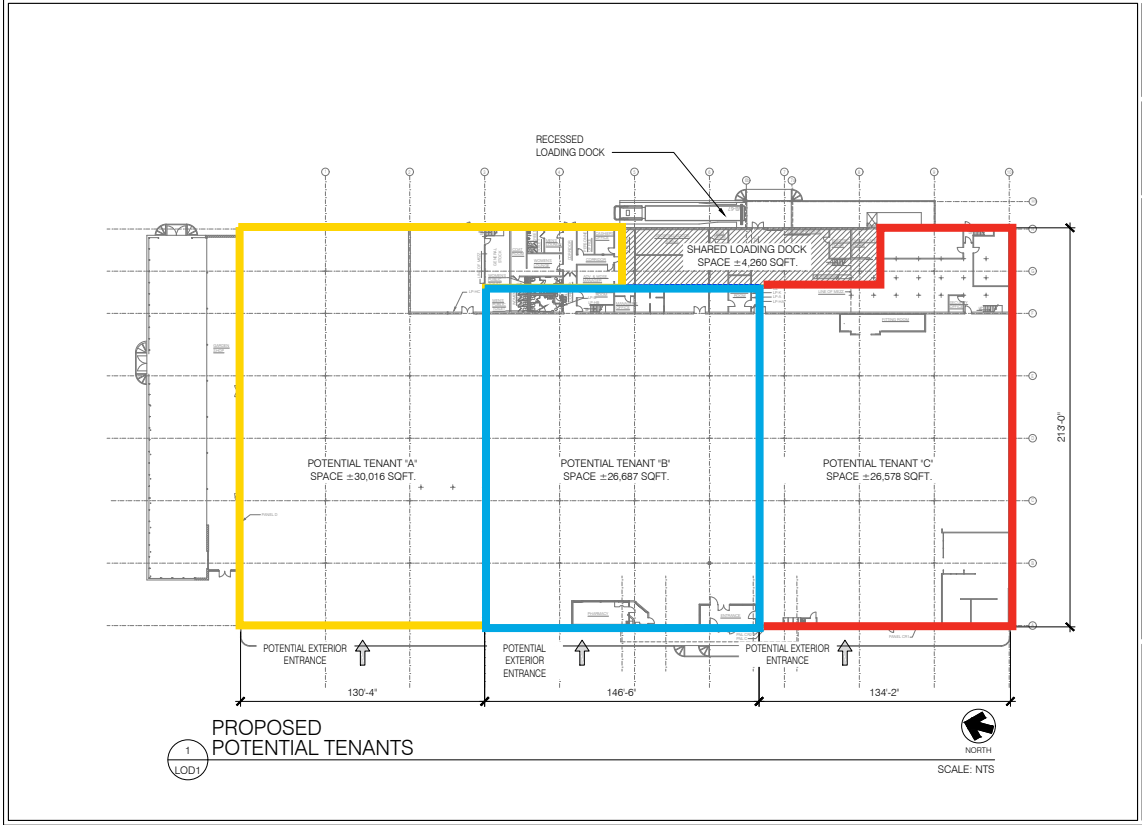


Daytime Population  
**182,019**

# Property Photos

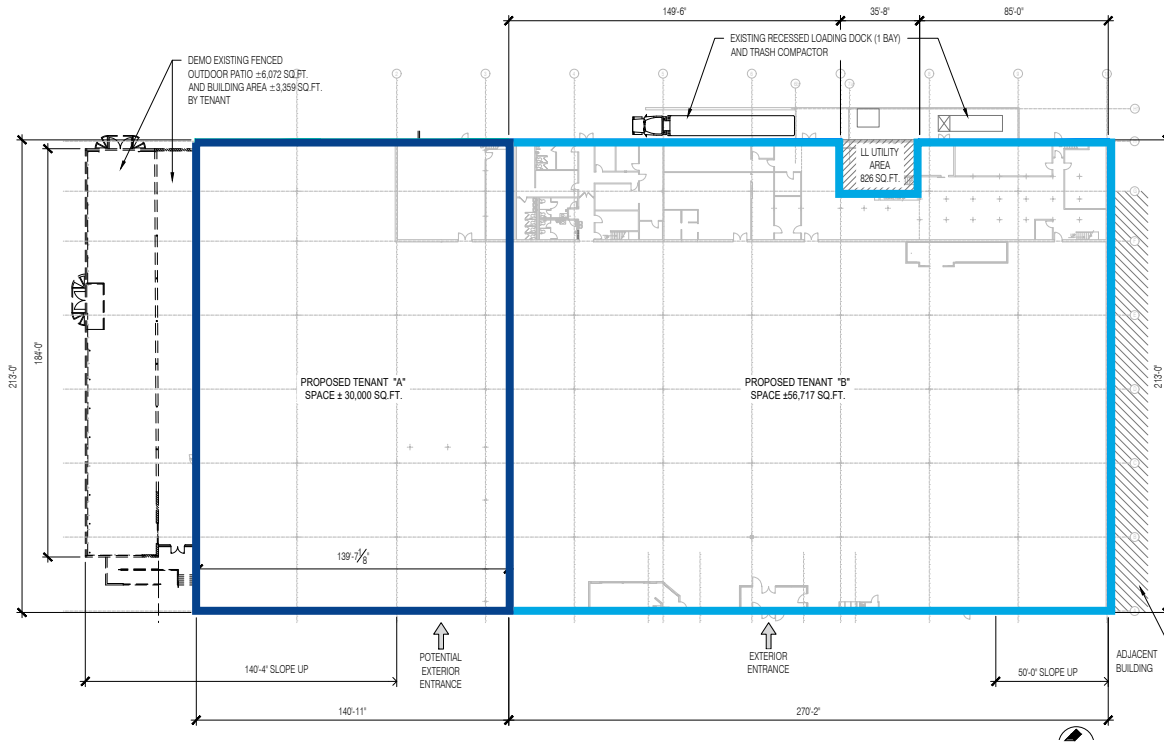


# Tenant Plan



<p>TRANSFORMCO 3333 Beverly Road Hoffman Estates, Illinois Rolf Estate PROJECT</p>	<p>POTENTIAL TENANTS EASTON, PENNSILVANIA 320 SOUTH 25TH STREET</p>	<p>Family A.I. Date: OCT 08 2021 Sheet No: <b>LOD1</b></p>
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# Floor Plan



# Retail Map

**WILSON**  
AREA SCHOOL DISTRICT  
+/- 700

Proposed  
Mixed Use  
Development

RT  
248

**TACO BELL**

**SUNOCO**

**HARBOR  
FREIGHT**  
**FAMILY DOLLAR**  
OLD FASHIONED EVERY  
**PrimoHoagies**  
ITALIAN SPECIALTY SANDWICHES  
**St Luke's  
HOSPITAL**

**Wawa**

**THE HOME  
DEPOT**

**Walgreens**

**DQ** @ pure barre  
**Marshalls** **GIANT**  
**AspenDental** **dogtopia**

RT  
22

**Advance  
Auto Parts**

**BURGER  
KING**

**X  
GOLF**

**EASTON AREA  
SCHOOL DISTRICT**  
+/- 3,000

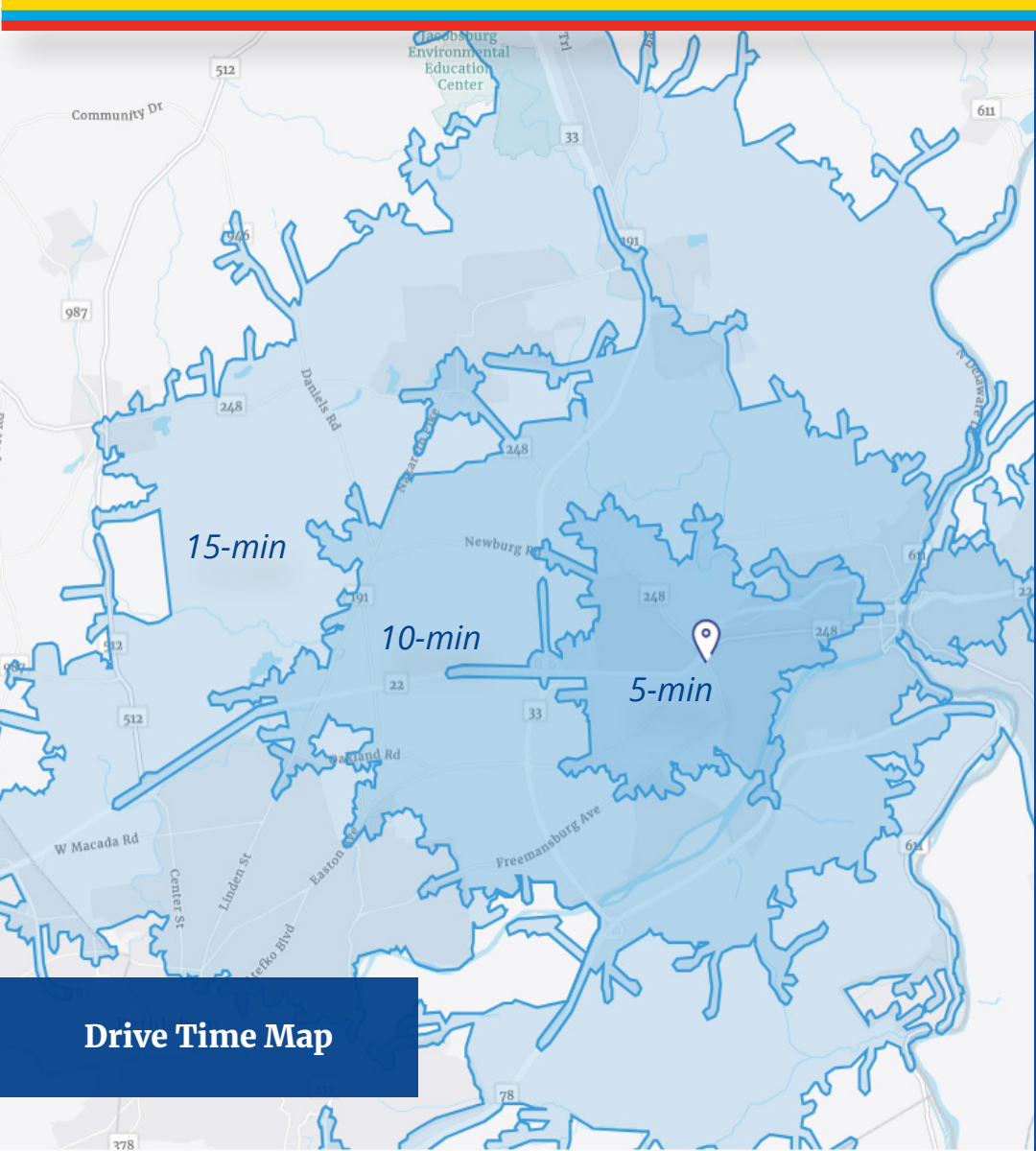
39,670 ADT

**McDonald's**

**DUNKIN'  
DONUTS**

**Olive  
Garden**  
ITALIAN CITCHES

19,272 ADT



# Easton, PA

Easton, PA, positioned at the confluence of the Delaware and Lehigh Rivers, is a historic city with a lively retail scene. Its downtown area, particularly around Centre Square, buzzes with unique shops, art galleries, and farm-to-table restaurants, encapsulating its rich cultural tapestry. As a cornerstone of the Lehigh Valley's commerce, Easton's blend of historic charm and modern retail offerings, including the vibrant Easton Public Market, makes it a magnet for shoppers and foodies alike, promising a diverse and enriching shopping experience.

**Allentown**  
30-minute drive

**New York City**  
90-minute drive

**Philadelphia**  
90-minute drive

**Lehigh Valley Airport**  
15-minute drive

**Dorney Park**  
30-minute drive

**Lehigh/Lafayette University**  
10-minute drive

**Drive Time Map**

# Property Information

320 S. 25th Street

This 87,543 square foot single-story retail building, strategically located in Easton, PA, boasts exceptional visibility and accessibility. Located along Route 22, the main artery through-out the Lehigh Valley, the property can be subdivided to accommodate various sizes/retailers. Situated directly off Route 22 at a lighted intersection, it provides easy access to the region's most vital highway systems such as Route 33, I-78, Route 309, and I-476, enhancing its connectivity to the close surrounding regions. With various commercial, medical, institutional & residential developments happening nearby, the site offers the opportunity to serve the #1 mid-sized market in the US for Economic Development.

<b>Address</b>	320 S. 25th Street
<b>City, State</b>	Easton, PA
<b>County</b>	Northampton
<b>Nearby Tenants</b>	Harbor Freight, Grocery Outlet, Walgreens
<b>Building SF</b>	87,543 SF
<b># of Stories</b>	1
<b>Year Built</b>	1979

<b>Tax Parcel #</b>	L9 39 1 (not owned)
<b>Zoning</b>	C1 - Local Commercial
<b>Intended Use</b>	Retail
<b>Opportunity Zone</b>	No
<b>Acres</b>	6.69 AC
<b>Premises Type</b>	Standard Retail
<b>Type of Construction</b>	Masonry



# Contact Us:



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This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which require valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest.