

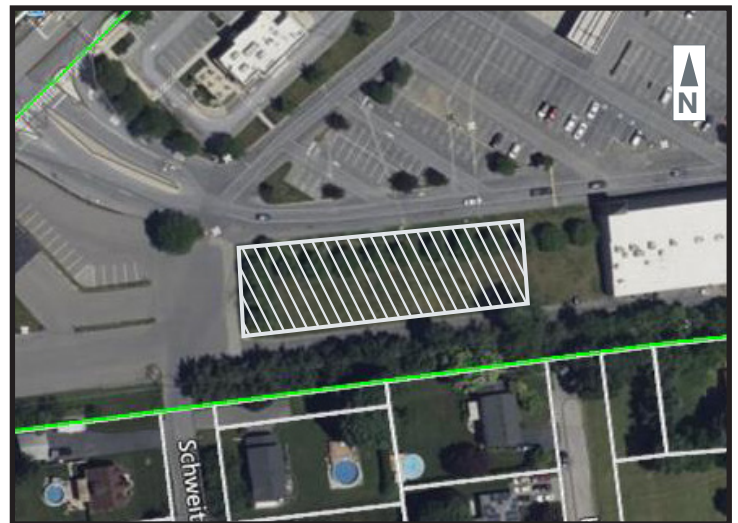


## Shops at Bethlehem Pad Site #15

Bethlehem, Northampton County, PA

### Property Features

- ±0.52 acre ground lease with potential for a standalone building up to 12,500 SF
- Ideal for coffee shop, bakery, fast casual restaurant with or without drive-through service, beverage distributor, or mattress retailers
- ±15,800 daily traffic count on Easton Avenue
- Served by LANTA Bus Route #220 and quick access to major highways including 22, 33, 191 and 378
- Half mile from busy intersection with Stefko Blvd
- **Lease Rate: Call for details**



# SHOPS AT BETHLEHEM 2920 EASTON AVENUE



## Area Overview

Located along minor arterial road in densely populated residential area.

Easy access to Routes 22, 33, 191 and 378.

## AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	13,659	68,858	157,112
Median Age	46.2	42.8	42.5
Average HH Income	\$103,663	\$112,657	\$107,980
Total Businesses	278	2,437	5,398
Total Employees	2,308	31,578	96,236

## TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
Easton Ave	0.14	Nottingham Rd	2020	13,993
Easton Ave	0.14	Woodlawn Ave	2021	15,840