

SALE / LEASE

3729 Easton Nazareth Hwy.

3729 EASTON NAZARETH HWY.

Easton, PA 18045

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,000,000
MEDICAL OFFICE LEASE RATE:	\$16.00 - 20.00 SF/yr (NNN)
SURGERY CENTER - TURN KEY	\$45.00 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

PROPERTY OVERVIEW

2002 professional medical office building with flexible floor plan totaling 37,000 Sq.Ft. Turnkey surgery center on the 3rd floor equipped with 4 operating rooms, pre and post operating rooms, reception areas, treatment rooms, staff lounge with locker rooms, plus clean room and radiology lab. Flexible office space from 2500 sq.ft. Strong growth market with convenient highway access and close to Lehigh Valley Hospital - Oaks.

PROPERTY HIGHLIGHTS

- Surgery Center Fit-out with 4 operating rooms, pre-op area, recovery and staff locker rooms
- Imaging and Radiology
- Multiple beds
- Turnkey treatment rooms with sinks
- Free On-site Parking
- Separate Utilities
- NNN Lease
- Radiology or Veterinaary Clinic
- 37,000 Sq. Ft. Medical Office

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LOCATION MAP



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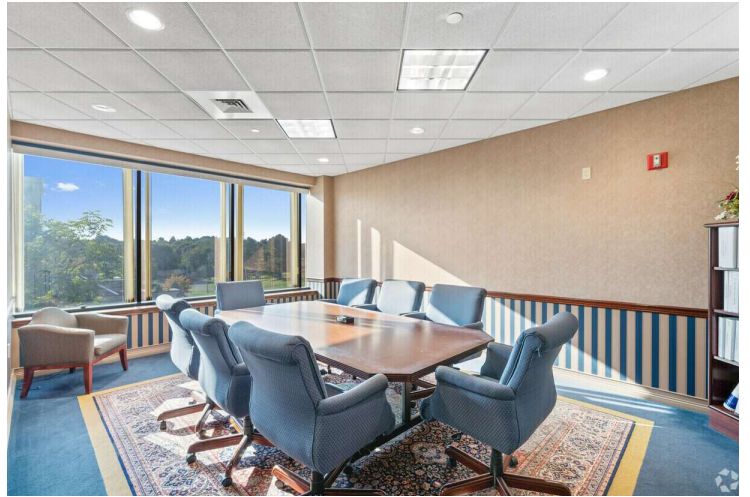
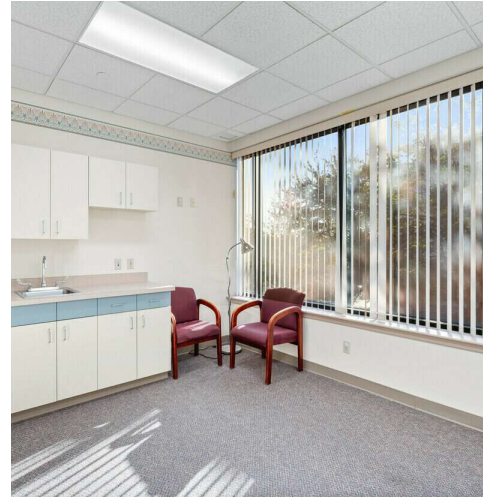
RETAILER MAP



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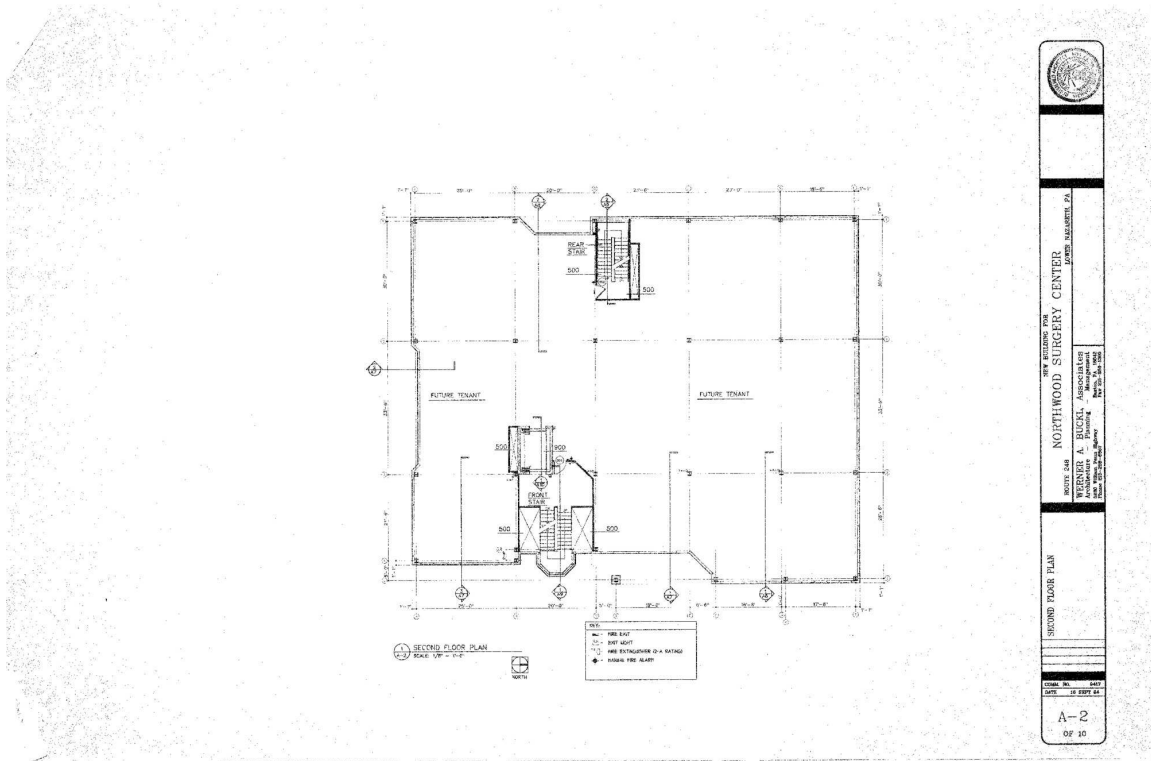
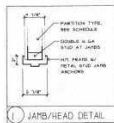
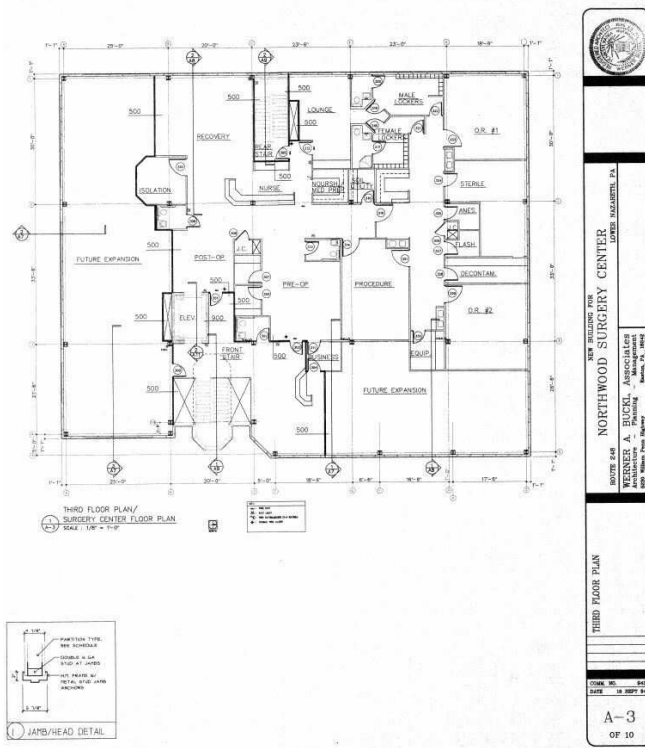
ADDITIONAL PHOTOS



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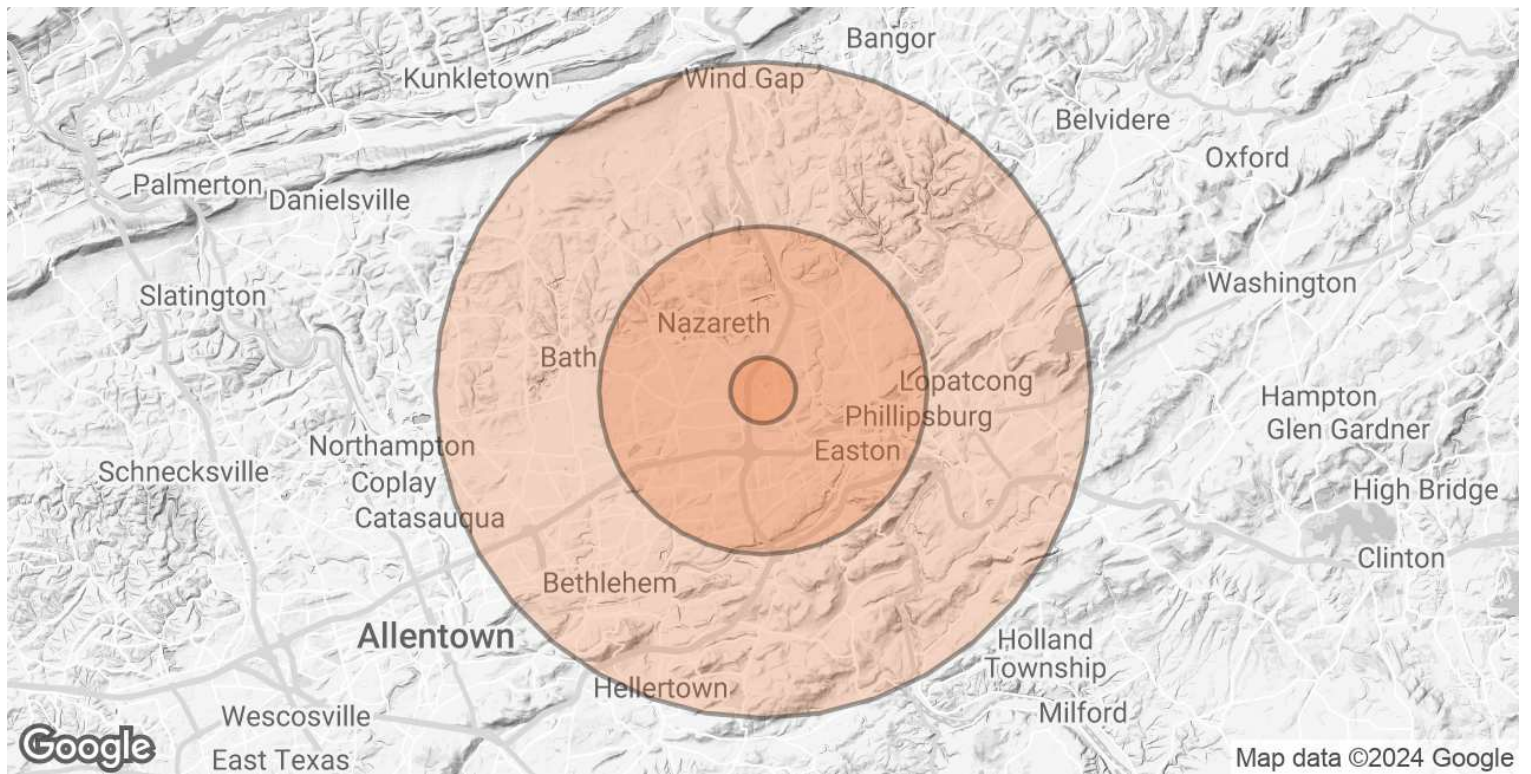
FLOOR PLANS



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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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