



320 S. 25th Street

Easton, PA 18042

87,543 SF for Lease

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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)

7-Mile Radius Demographics



Number of Households

76,471



Avg. HH Income

\$115,083



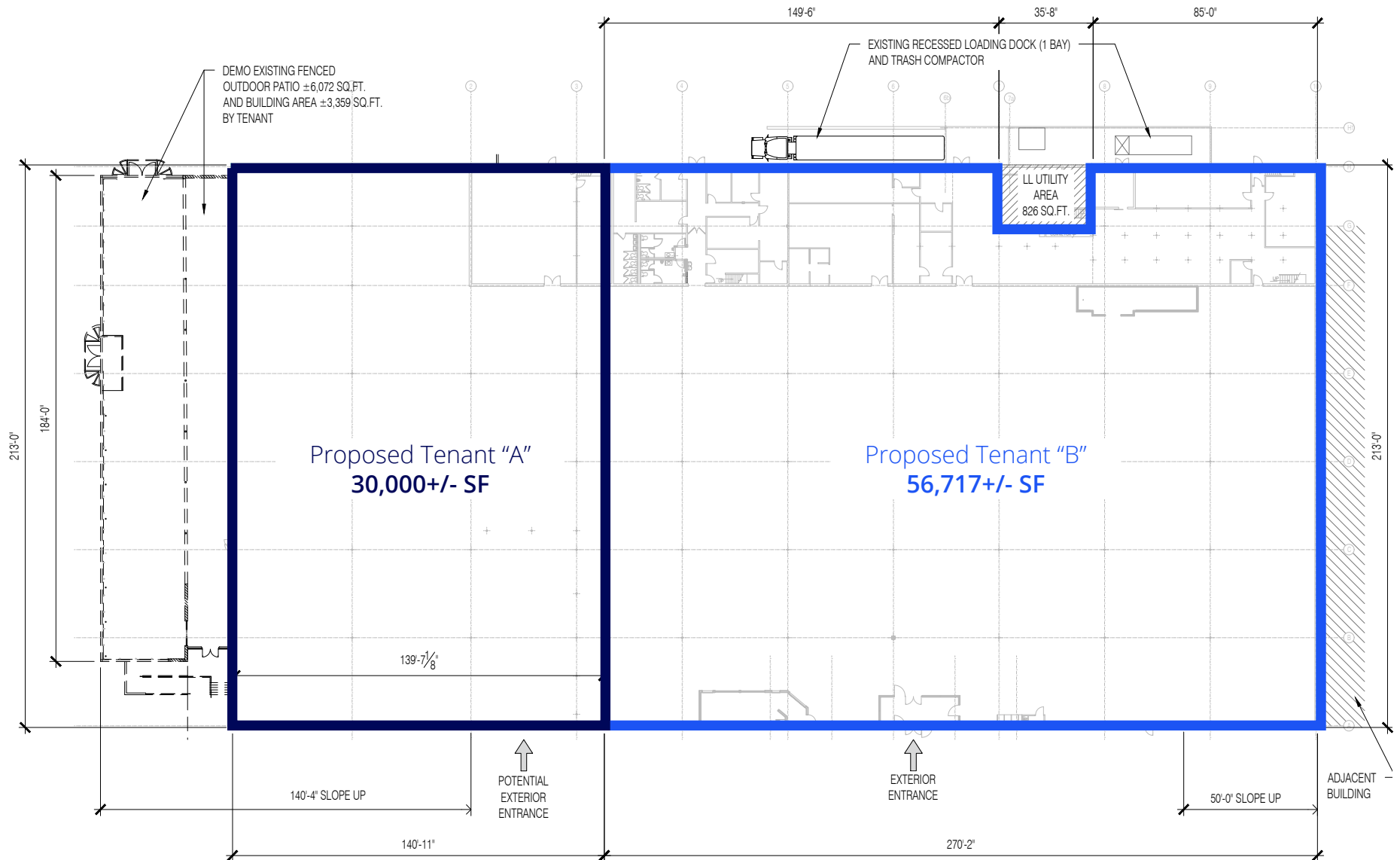
Population

182,019

Property Photos



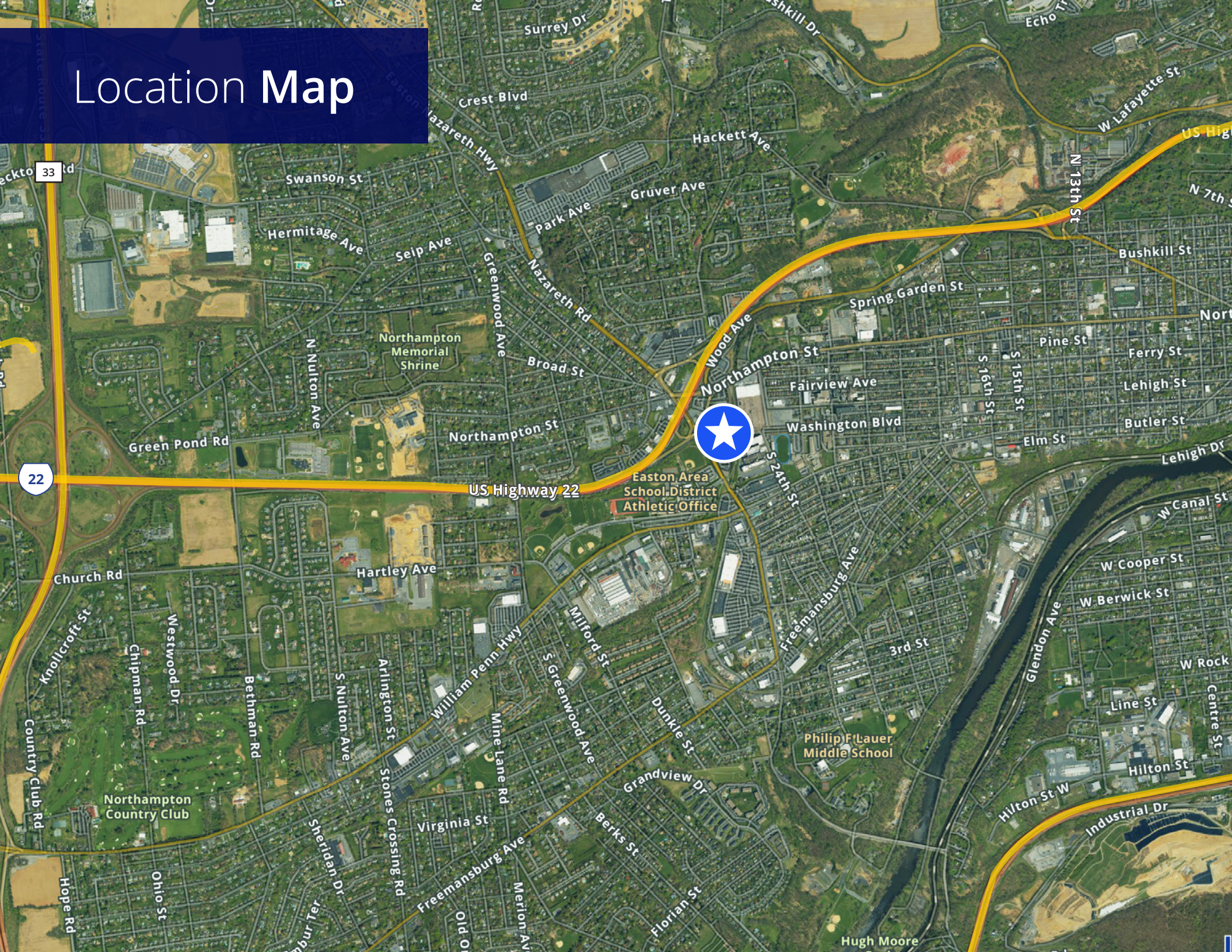
Tenant Plan 2



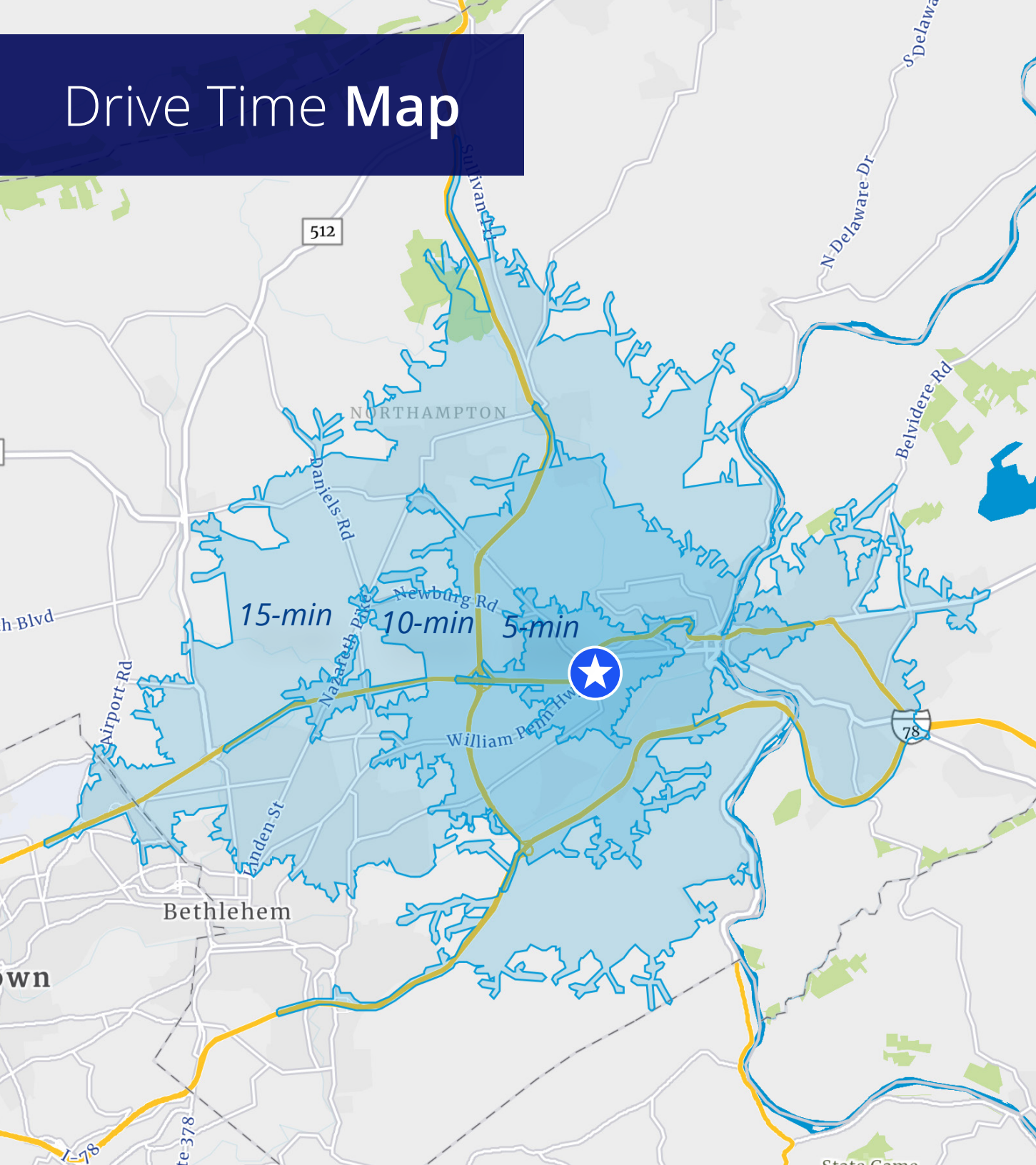
Retail Map



Location Map



Drive Time Map



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 Univ.

10-minute drive



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.

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

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

Contact Us:



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