

# Property Summary

## 2212 Sullivan Trail

Easton, PA 18040



### PROPERTY DESCRIPTION

Owner will need 90 days to clear trade fixtures and inventory from property. Sale terms preferred. 24-hour prior notice for showings. **Barn building and sheds will be cleared from the lot prior to the sale.** The retail building will be delivered in broom swept condition. Permitted zoning uses available upon request.

### LOCATION DESCRIPTION

This is a corner property that is served by a traffic light. Houses about the rear property line. Commercial neighbors include: Jeffrey Riddle CPA [ next door ], local convenience food store, UGI Gas Service Center, a church, and a nursing home across Meco Road. Within 3 miles of the Tatamy Exit of Rt. 33. Within 4 miles of the NJ State Line. Within 9 Miles of intersection of Rt. 33 and I-78. Within 17 miles of the LVIA Regional Airport. Within 2 miles of the Braden Airport- private air park.

### OFFERING SUMMARY

Sale Price:	\$845,000
Lot Size:	1.71 Acres
Building Size:	2,000 SF

### PROPERTY HIGHLIGHTS

- Multi- Commercial Use Potential
- Traffic Count at intersection is nearly 15,000 cars per day.
- Plenty of Land for Parking
- Several new commercial developments along Sullivan Trail.

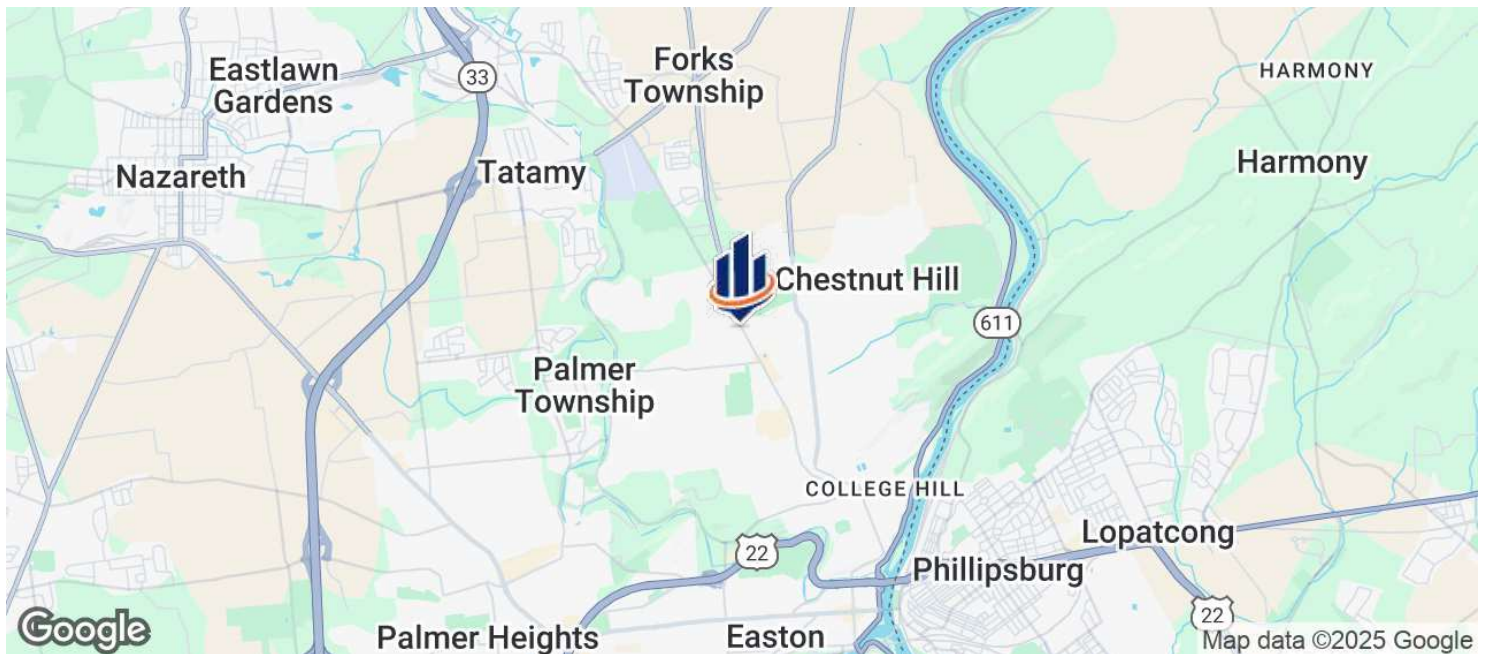
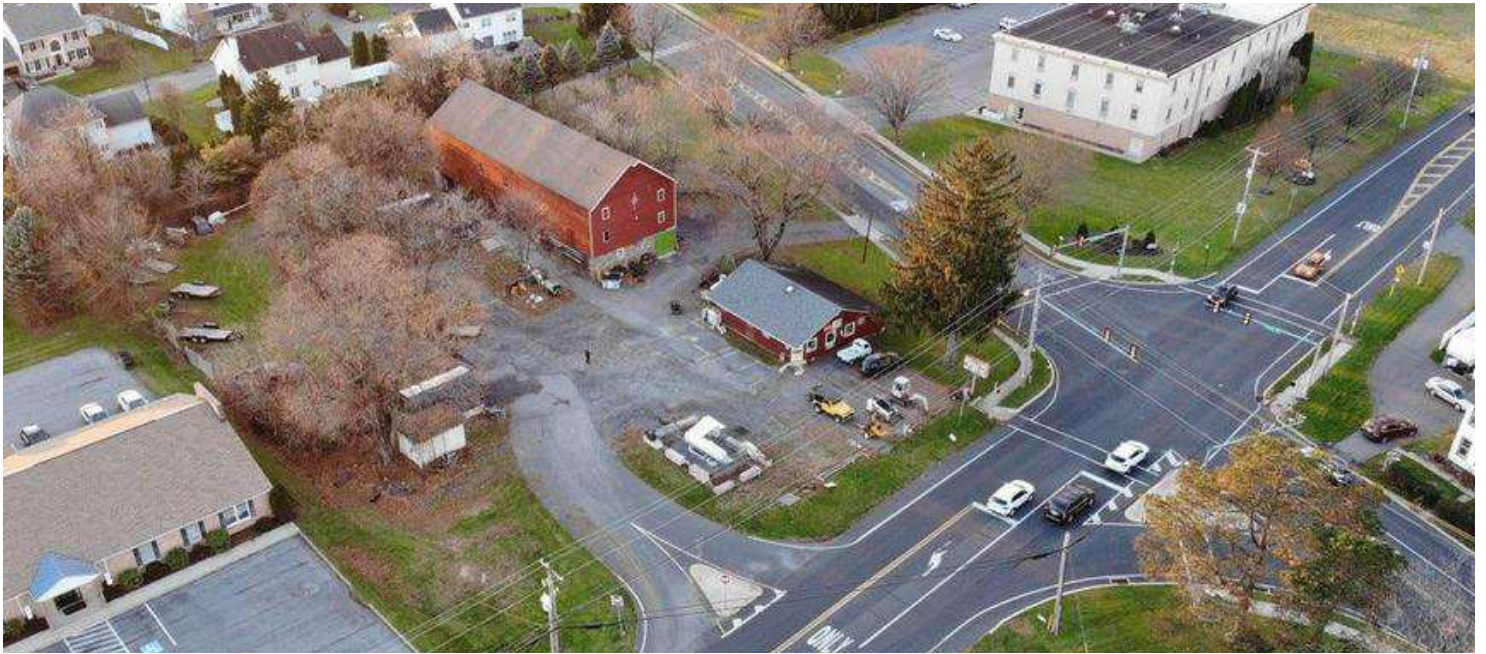
### Amy Hawley, SIOR

Senior Advisor  
484.245.1014  
amy.hawley@svn.com

# Location

2212 Sullivan Trail

Easton, PA 18040



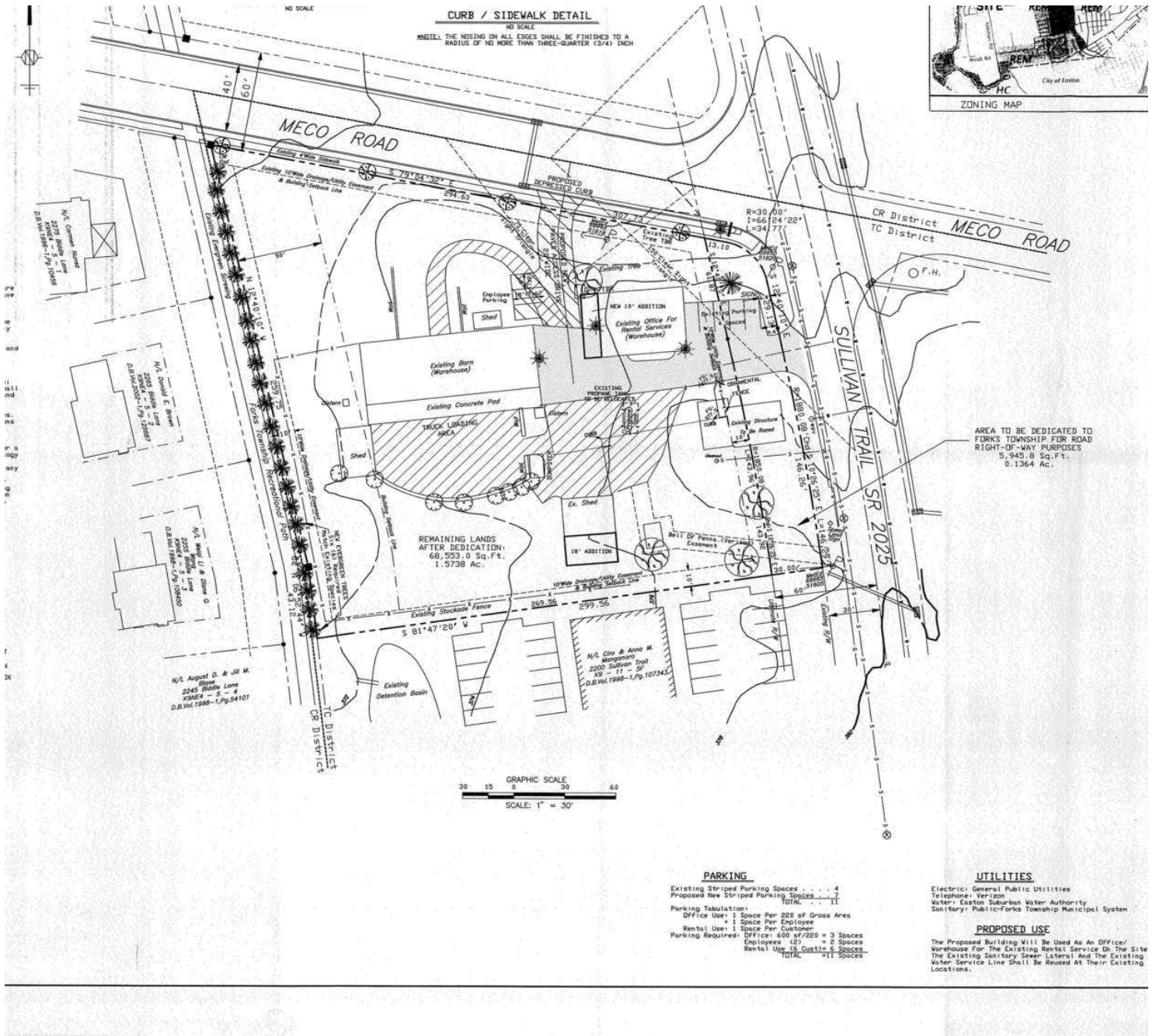
**Amy Hawley, SIOR**  
Senior Advisor  
484.245.1014  
amy.hawley@svn.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Lot Survey

## 2212 Sullivan Trail

Easton, PA 18040



**Amy Hawley, SIOR**  
 Senior Advisor  
 484.245.1014  
 amy.hawley@svn.com