



2205 Lehigh Street

Easton, Northampton County, PA

Property Features

- ±1,085 SF standalone office building for professional or medical user
- Approvals in place for building expansion up to ±1,800 SF
- On site and on-street parking
- Handicap accessible
- Public water and sewer
- Located across from St. Luke's Hospital – Easton Campus



Competitive Lease Rate!

\$1,200/Month NNN

For more information:

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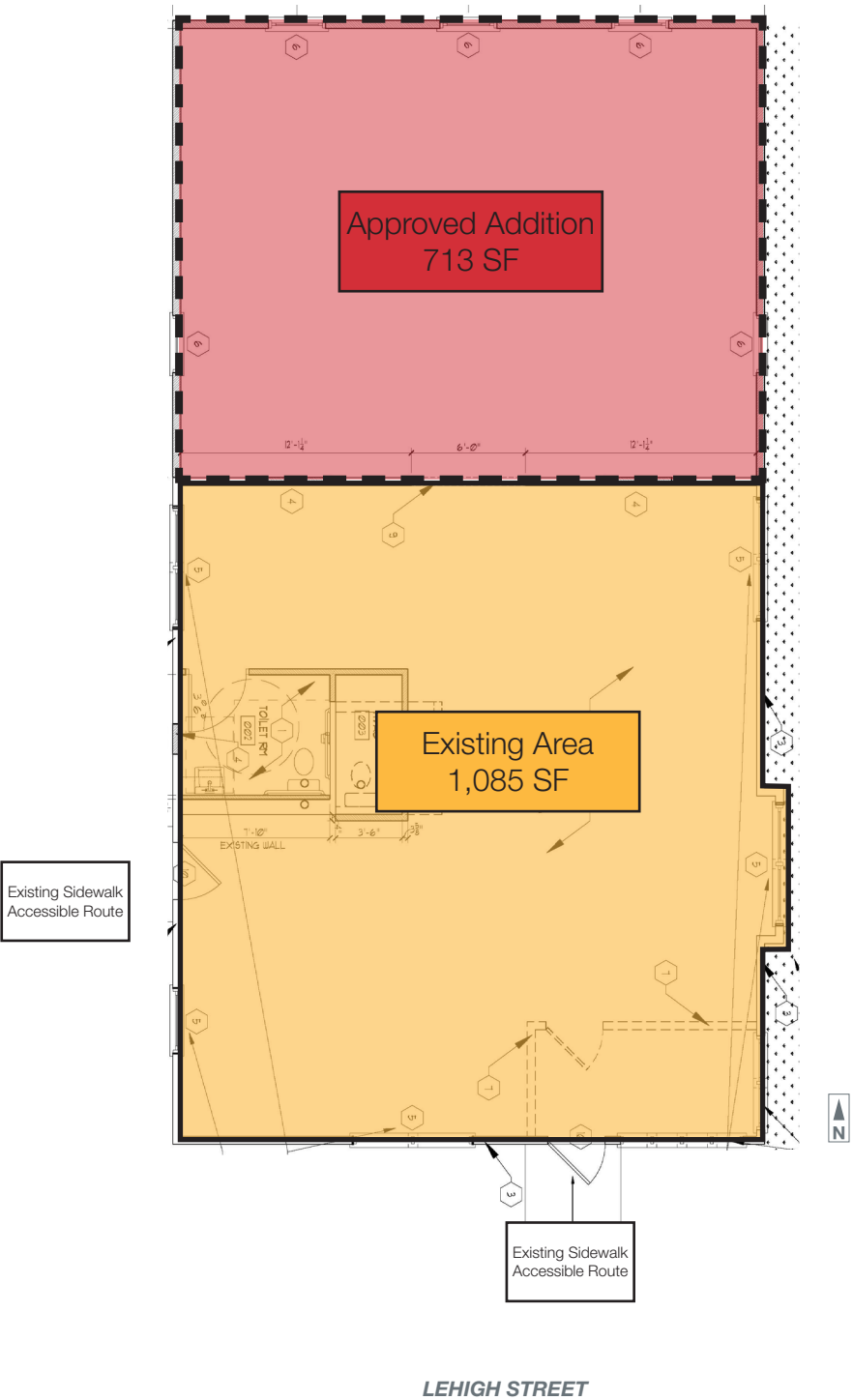
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2205 LEHIGH STREET **EASTON, PA**

Existing & Approved Building Plans



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Area Overview

Convenient access to Routes 22, 248 & 33.

Area amenities include retail, grocery, local restaurants, and two secondary education campuses.

Nearby medical specialists include St Luke's Easton Hospital, LVHN Health Center, Patient First, ManorCare Health Services, Walgreens and other pharmacies.

AREA **DEMOGRAPHICS**

Key Facts	1 Mile	3 Miles	5 Miles
Population	16,022	82,917	138,371
Median Age	39.4	40.3	41.8
Average HH Income	\$95,324	\$107,728	\$114,254
Total Businesses	603	2,702	4,324
Total Employees	5,663	27,433	51,969

TRAFFIC **COUNTS**

Street	Distance	Cross-Street	Year	Count
Northampton St	0.18	Ferry St	2016	8,433
Butler St	0.24	S 11th St	2021	9,274
25th St	0.30	Hwy 22	2021	15,182