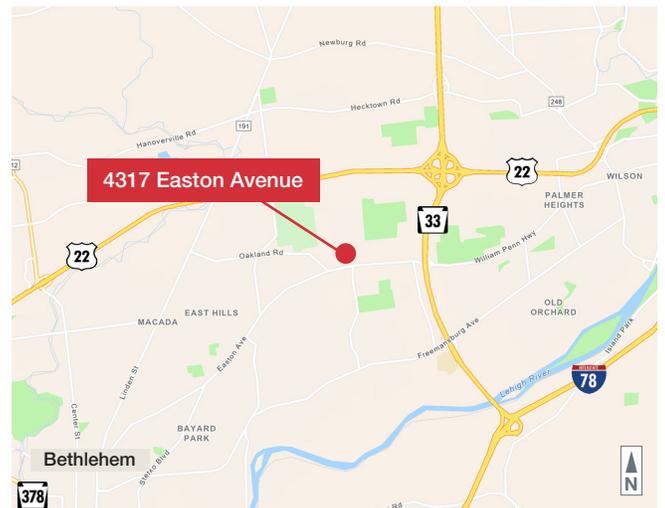


## 4317 Easton Avenue

Bethlehem, Northampton County, PA

### Property Features

- Fully approved for a single story 12,000 SF building with potential to build up to five-stories totaling 60,000 SF
- 1.4 acres
- Utilities and curb cuts already in place
- Zoned OB - Office/Business
- Great opportunity for medical and office users
- Easy access to Route 33, 22 and I-78
- High traffic location with excellent demographics
- Variety of area amenities including retailers, restaurants, entertainment, and recreation
- **Sale Price & Lease Rate: Call for details**



For more information:

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**Mike Adams**

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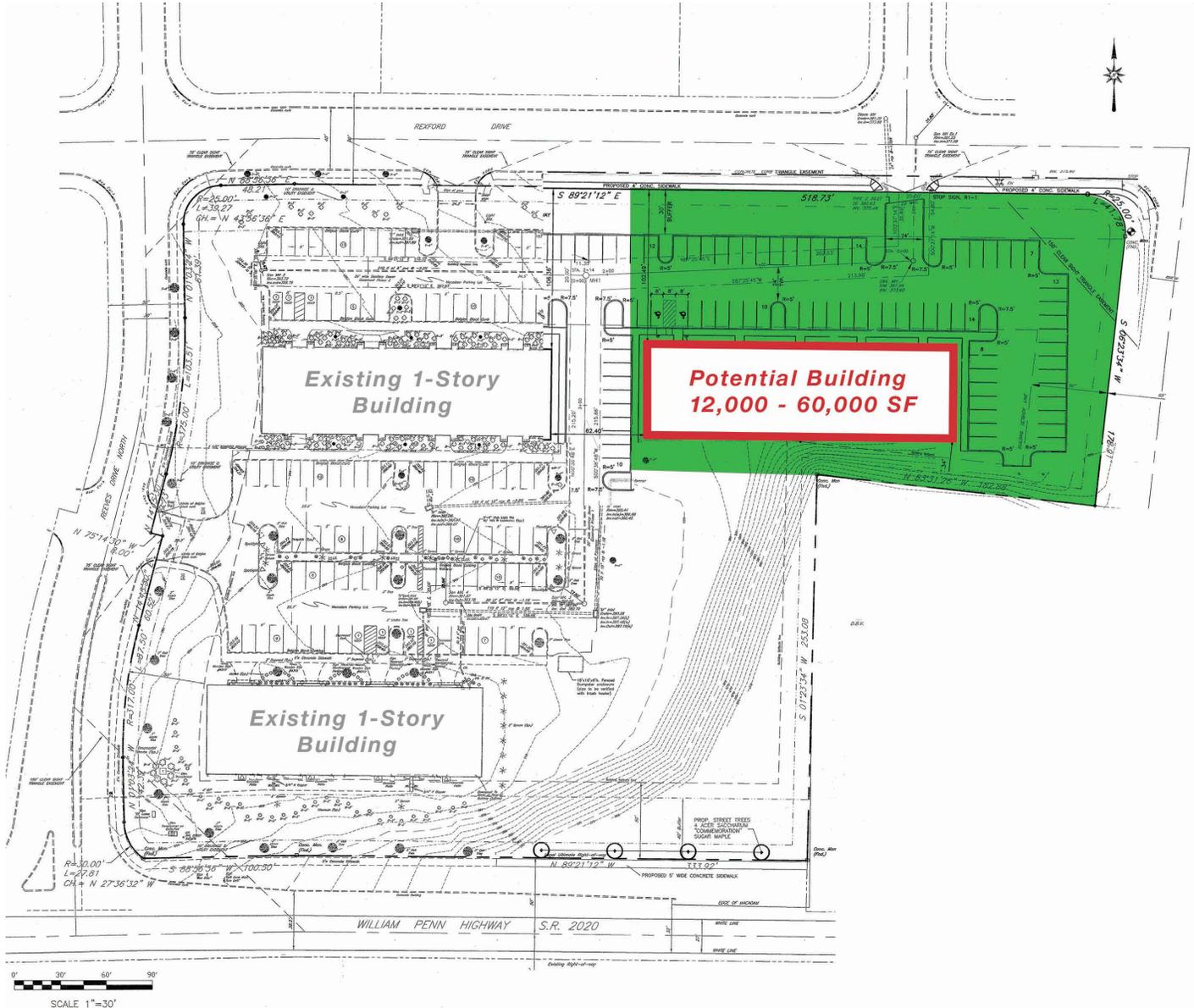
1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200 | [naisummit.com](http://naisummit.com)

# UTILITIES & CURB CUTS IN PLACE **1.4 ACRES**

## Site Plan



**4317 Easton Avenue**  
Bethlehem, Northampton County, PA



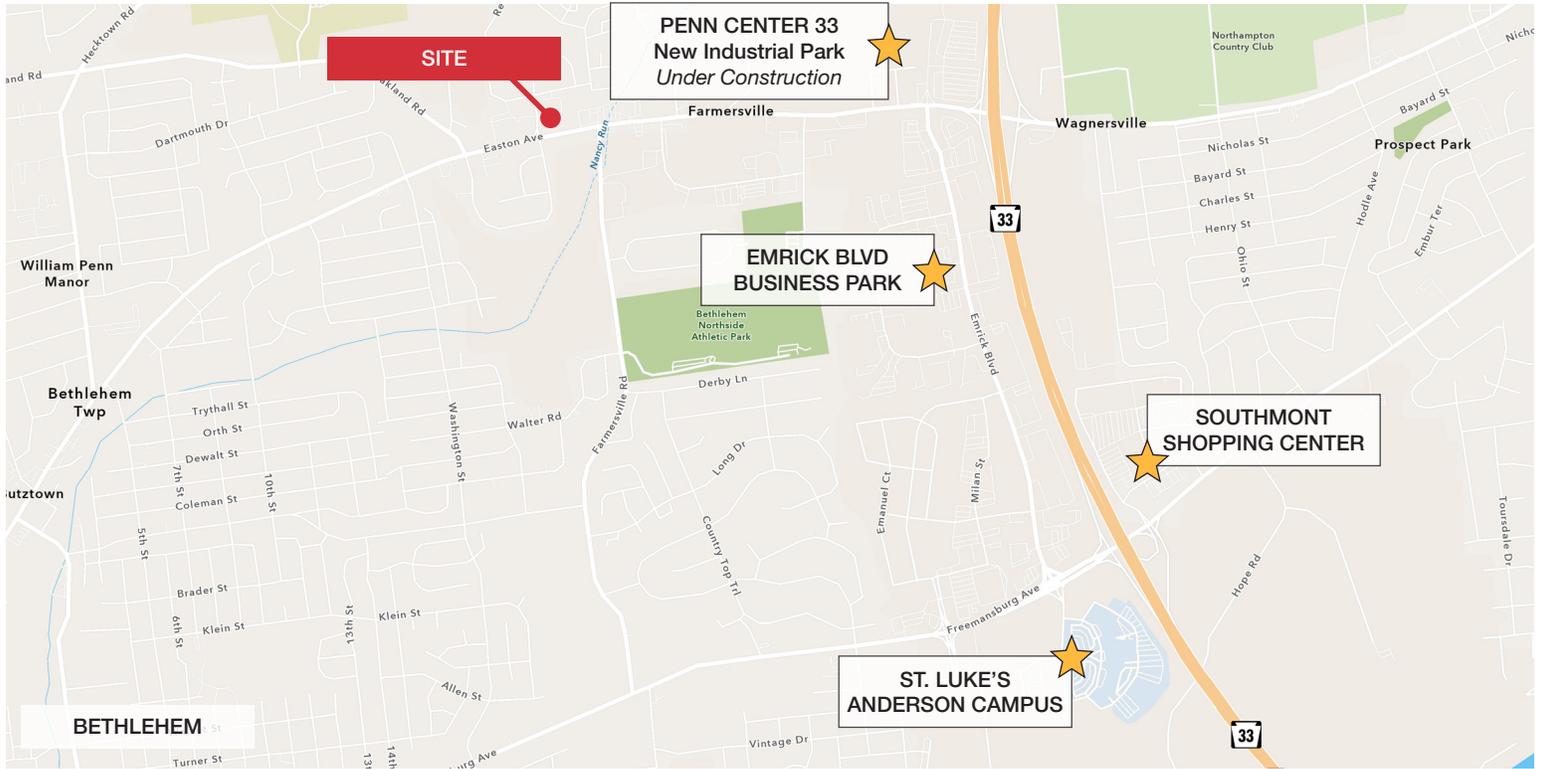
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# 4317 EASTON AVENUE **BETHLEHEM, PA**



## Area Overview

Located one mile from Route 33 provides easy access to Route 22 and I-78

Variety of area amenities include many restaurants, retailers, recreation and parks

Nearby corporate neighbors include Northampton Community College, expansive professional business park, medical providers and St. Luke's Hospital, transportation providers, and new construction of industrial buildings

## AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	8,920	53,595	138,894
Median Age	42.9	46.1	43.2
Average HH Income	\$150,650	\$128,376	\$114,456
Total Businesses	219	1,463	4,855
Total Employees	3,451	18,164	61,479

## TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
Easton Avenue	0.34	Church Road	2017	11,637
Farmersville Rd	0.47	Farmersville Rd	2021	3,060
Easton Avenue	0.64	Scherman Blvd	2021	20,353