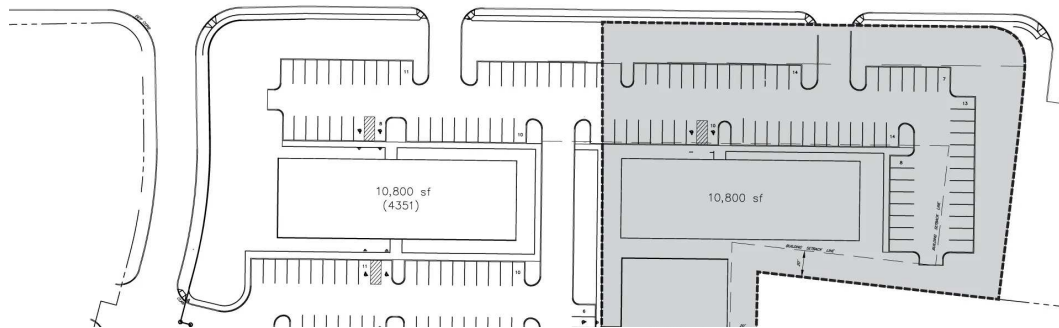




Office/Medical
Development
Opportunity



4317 Easton Ave

Bethlehem, PA 18020

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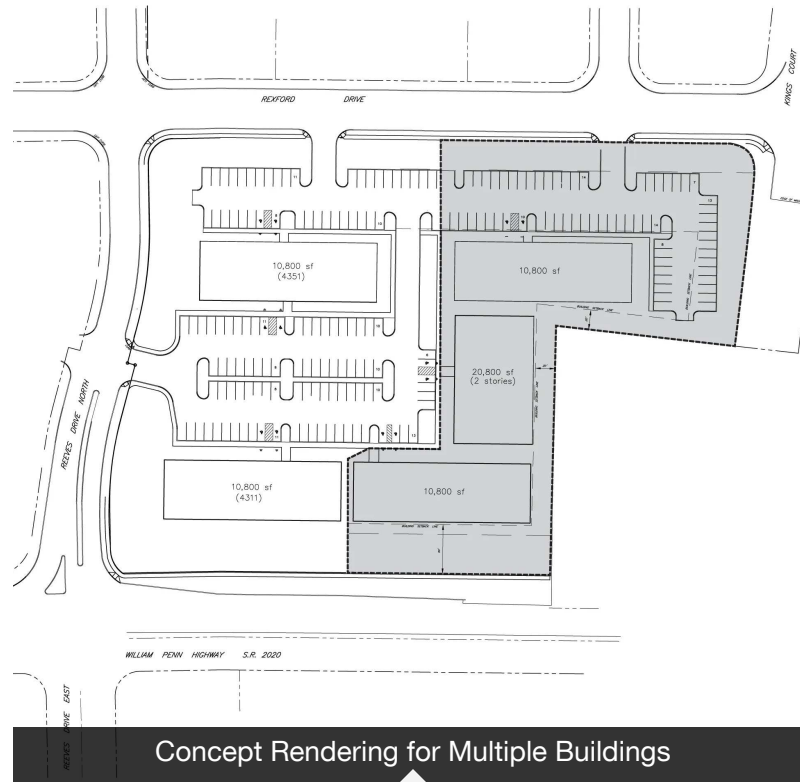
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Property Type	Land
Property Subtype	Office
APN	M7NE3 6 1 0205
Lot Size	2.5 Acres
Number of Lots	1

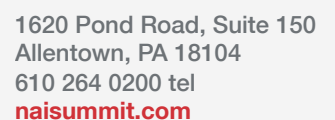
This ±2.5-acre development site presents a rare development opportunity in one of the Lehigh Valley's most accessible commercial corridors. The site is approved for the construction of a 10,800 SF single-story building, with the flexibility to develop up to 42,400 SF, allowing the project to scale with future demand.

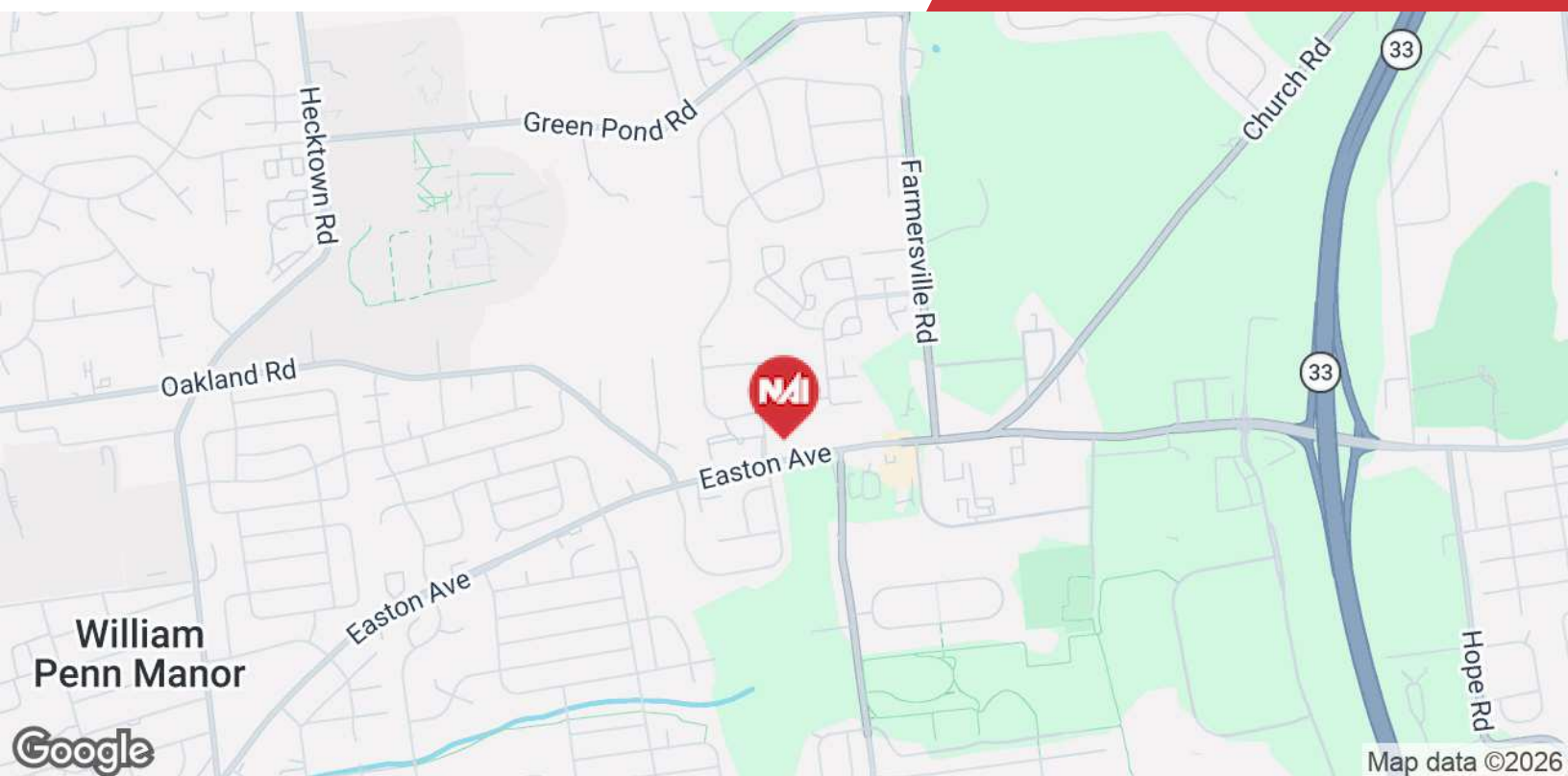
Utilities, curb cuts, and key site infrastructure are already in place, reducing development timelines and accelerating the path to construction. Zoned OB (Office/Business), the property is ideally suited for a wide range of uses including: medical office/healthcare, mixed-use office and retail, neighborhood retail, hospitality, mixed-use residential, and other professional office users seeking a highly accessible location.

Conveniently located with immediate access to Routes 33, 22, and I-78, the site offers exceptional regional connectivity for employees, patients, and clients. The surrounding area features strong demographics, high daily traffic volumes, and an abundance of nearby amenities, including retail centers, restaurants, entertainment venues, and recreational destinations, creating an attractive environment for businesses and their customers.



- Fully approved for 10,800 SF up to a total development of 42,400 SF
- Adjacent to established residential neighborhoods and new commercial development
- Zoning allows for wide range of uses
- Close proximity to one of the strongest healthcare hubs in Eastern Pennsylvania





	Time	Miles
Route 33	3 min	1.1 miles
Route 22	5 min	2.5 miles
I-78	5 min	3.6 miles
Route 378	13 min	8.3 miles

Location Advantages

- One mile from major highway Route 33 provides convenient access to the Lehigh Valley market.
- Close proximity to one of the strongest healthcare hubs in Eastern Pennsylvania.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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