



229 S. 22nd Street

Easton, Northampton County, PA

Property Features

- ±1,862 SF standalone office building for professional or medical user
- New windows and doors recently installed
- Parking available on site and on-street
- Handicap accessible
- Public water and sewer
- Located across from St. Luke's Hospital – Easton Campus
- **Lease Rate: \$18.00/SF NNN**



For more information:

Matt Sprung

610.871.1721 | msprung@naisummit.com

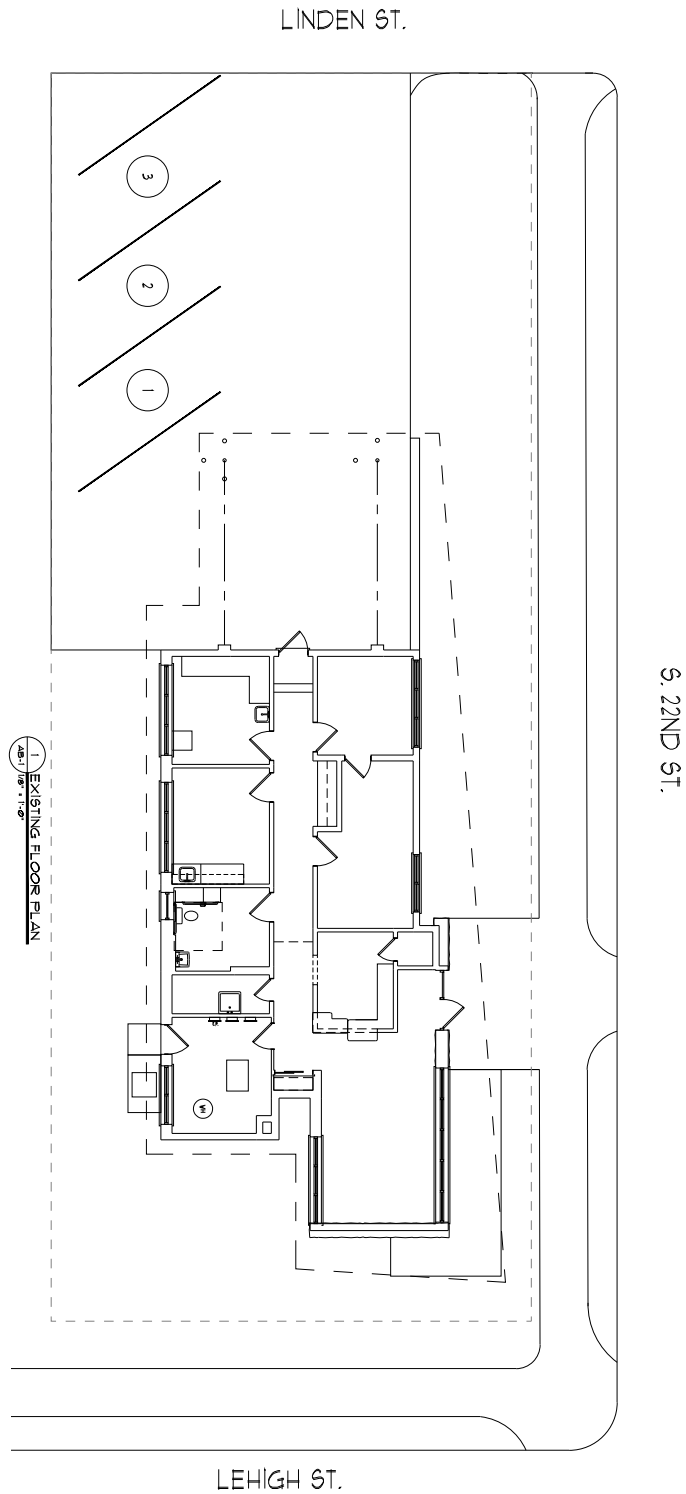
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NAI Summit

1620 Pond Rd, Suite 150
Allentown PA 18104

610.264.0200 | naisummit.com

Building Floor Plan



229 S. 22ND STREET **EASTON, PA**

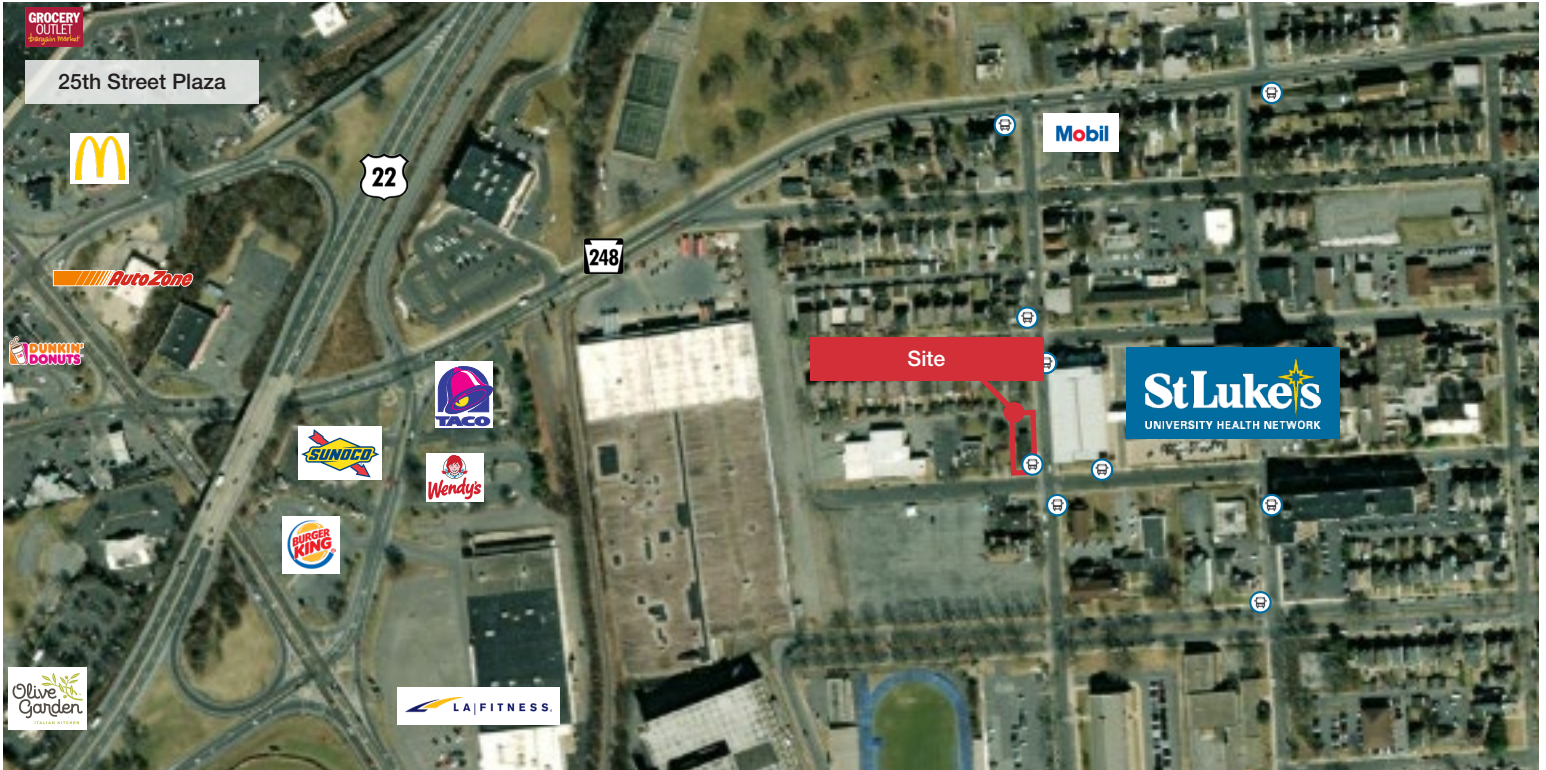


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229 S. 22ND STREET **EASTON, PA**



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