

SHOPPES AT TRAILSIDE VILLAGE

21-22 Trailside Drive | Easton | Northampton County | Pennsylvania



**1,200 UP TO 13,374 SF (+/-) OF RETAIL AND
OFFICE/MEDICAL SPACE FOR LEASE IN FORKS TOWNSHIP, PA**
COMING 2026 | NOW PRE-LEASING

FEATURES

- Located within Trailside Village, a new mixed-use community coming 2026, featuring 420 luxury apartments on-site that provide a built-in customer base and deliver consistent foot traffic to your business
- Two buildings offering 25,000 sf (+/-) of ground-level retail and office/medical space for lease
- Optional built-to-suit and turn-key floor plans available
- Individually metered utilities for each suite
- High-speed internet access available
- Prime visibility and access along Rt. 33 with 9,927 (+/-) vehicles passing the center daily
- Prominent signage opportunities
- Dedicated customer parking available on-site with handicap accessibility
- EV charging stations
- Fully signalized intersection

DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population	10,075	86,882	125,805
Households	3,486	32,554	48,379
Average Household Income	\$131,321	\$104,731	\$110,672

11/21

SUITE SIZES FOR LEASE

1,200 UP TO 13,374 SF (+/-)



(908) 874-8686 | LarkenAssociates.com

Brokers Protected

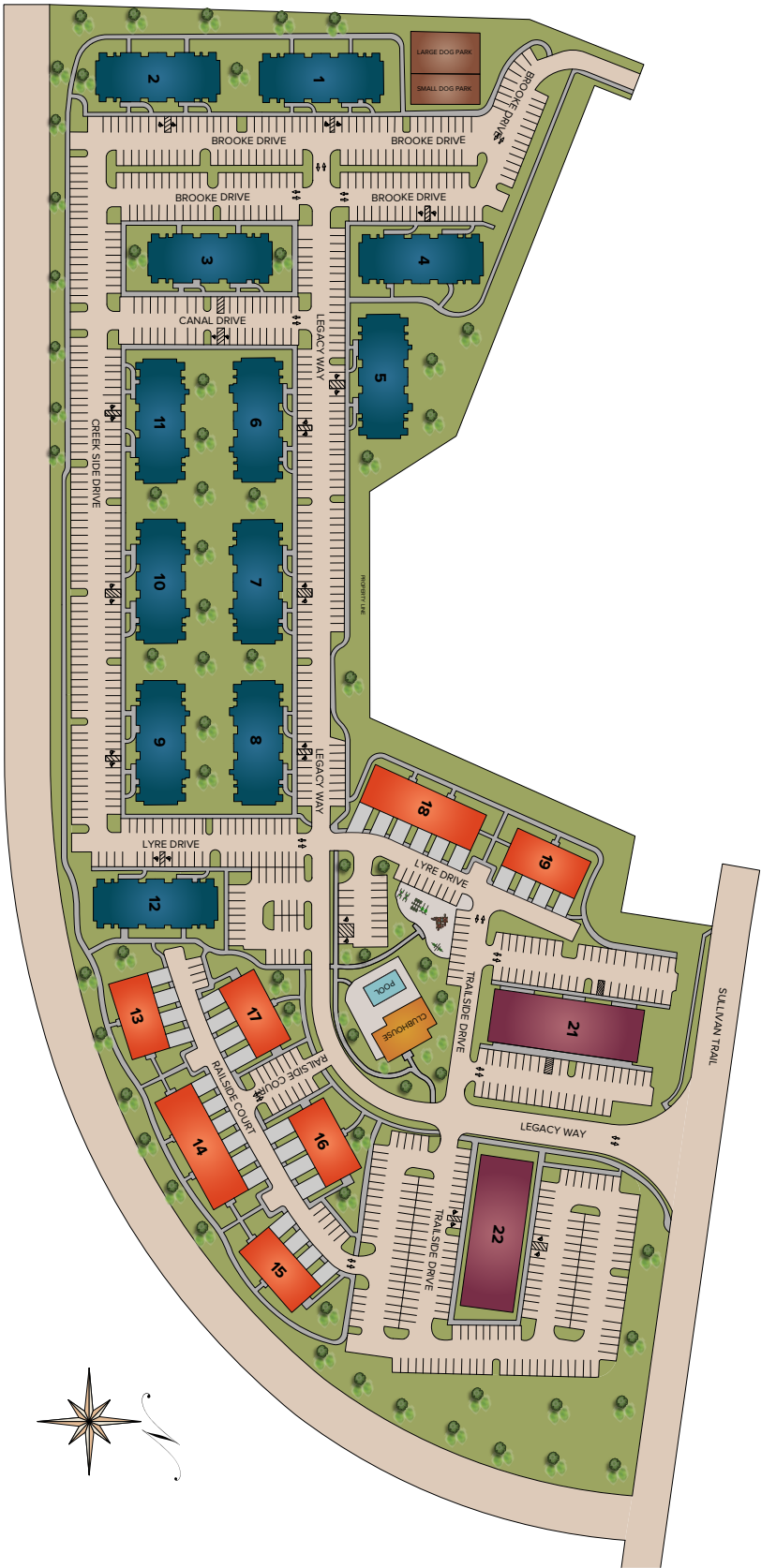
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- COMMERCIAL SPACE & ELEVATOR APT. BUILDINGS
- GARDEN APT. BUILDINGS
- GARAGE APT. BUILDINGS
- COMMUNITY CLUBHOUSE



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BUILDING 21: 13,314 SF (+/-)

FIRST FLOOR RETAIL & OFFICE/MEDICAL SPACE

- Building is 63 feet deep
- Full access to front of building
- Parking in front for office use
- EV charging stations available for tenant use

BUILDING 22: 13,373 SF (+/-)

FIRST FLOOR RETAIL & OFFICE/MEDICAL SPACE

- Building is 63 feet deep
- Full access to front and rear of building
- Good visibility from Sullivan Trail
- Parking in front and rear of building
- EV charging stations available for tenant use



This plan is for presentation only and may not reflect final dimensional, structural, decoration and furnishing details.
All dimensions are approximate and are subject to errors and omissions. 8/25

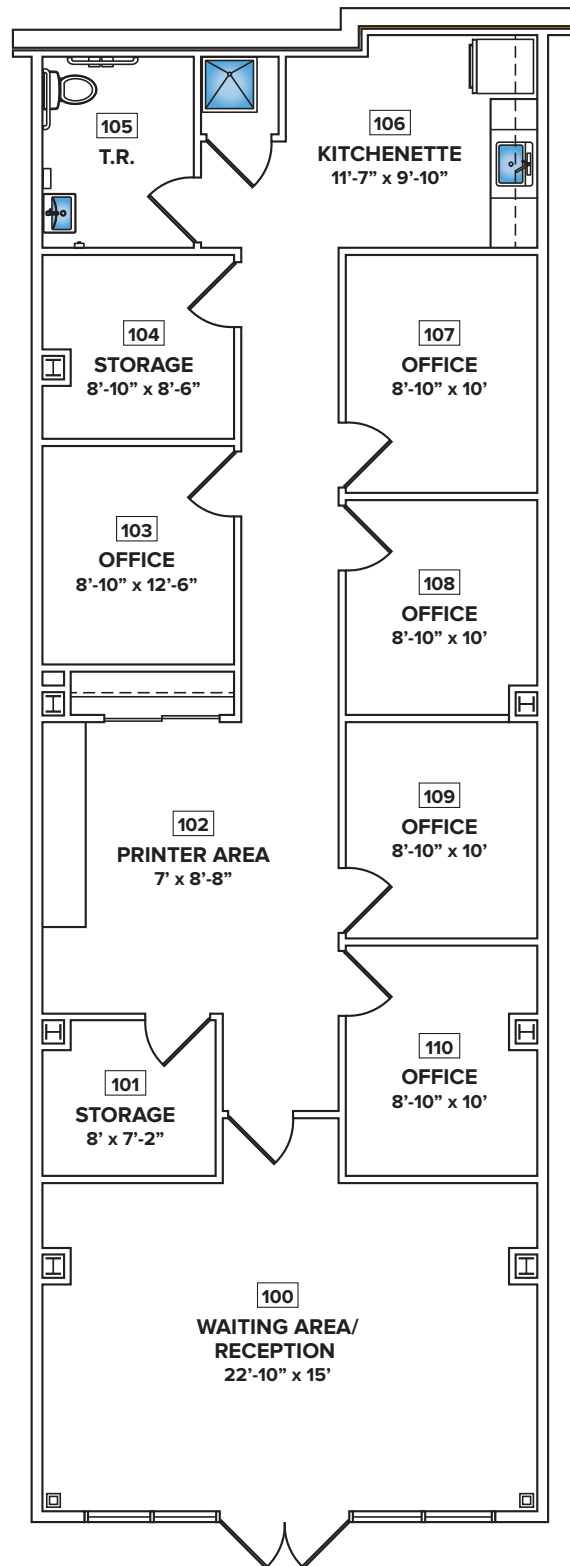
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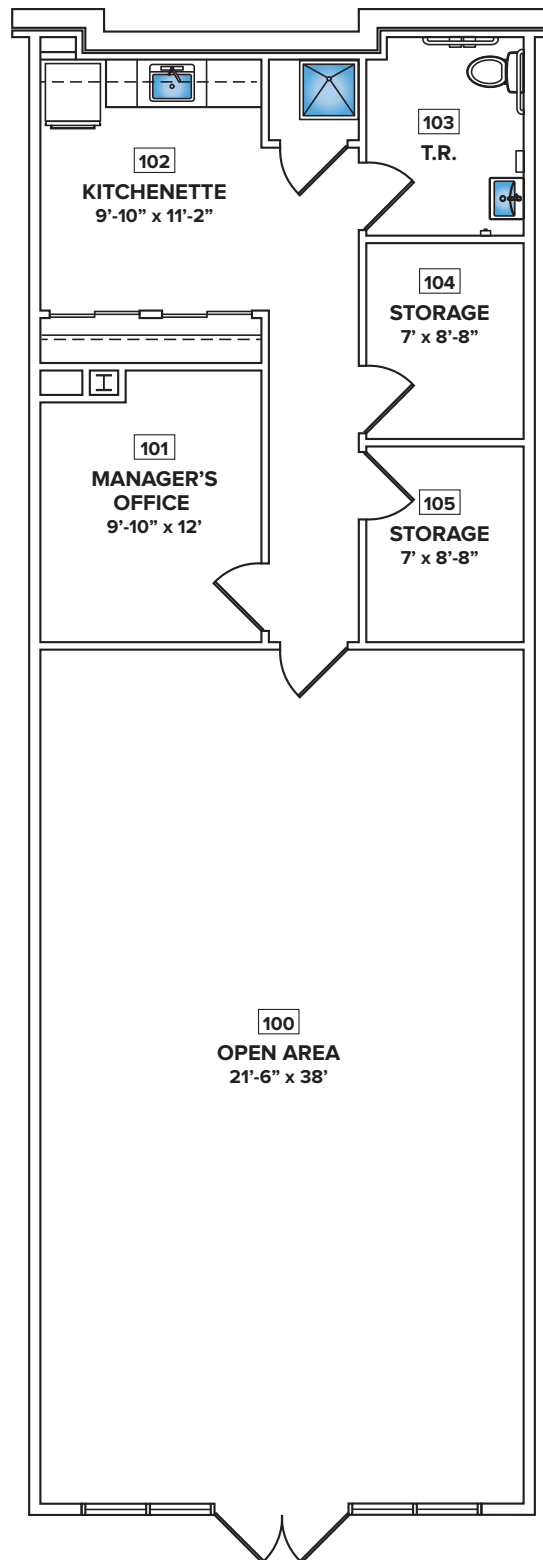


SPEC SUITE 21 B: 1,623 sf (+/-)

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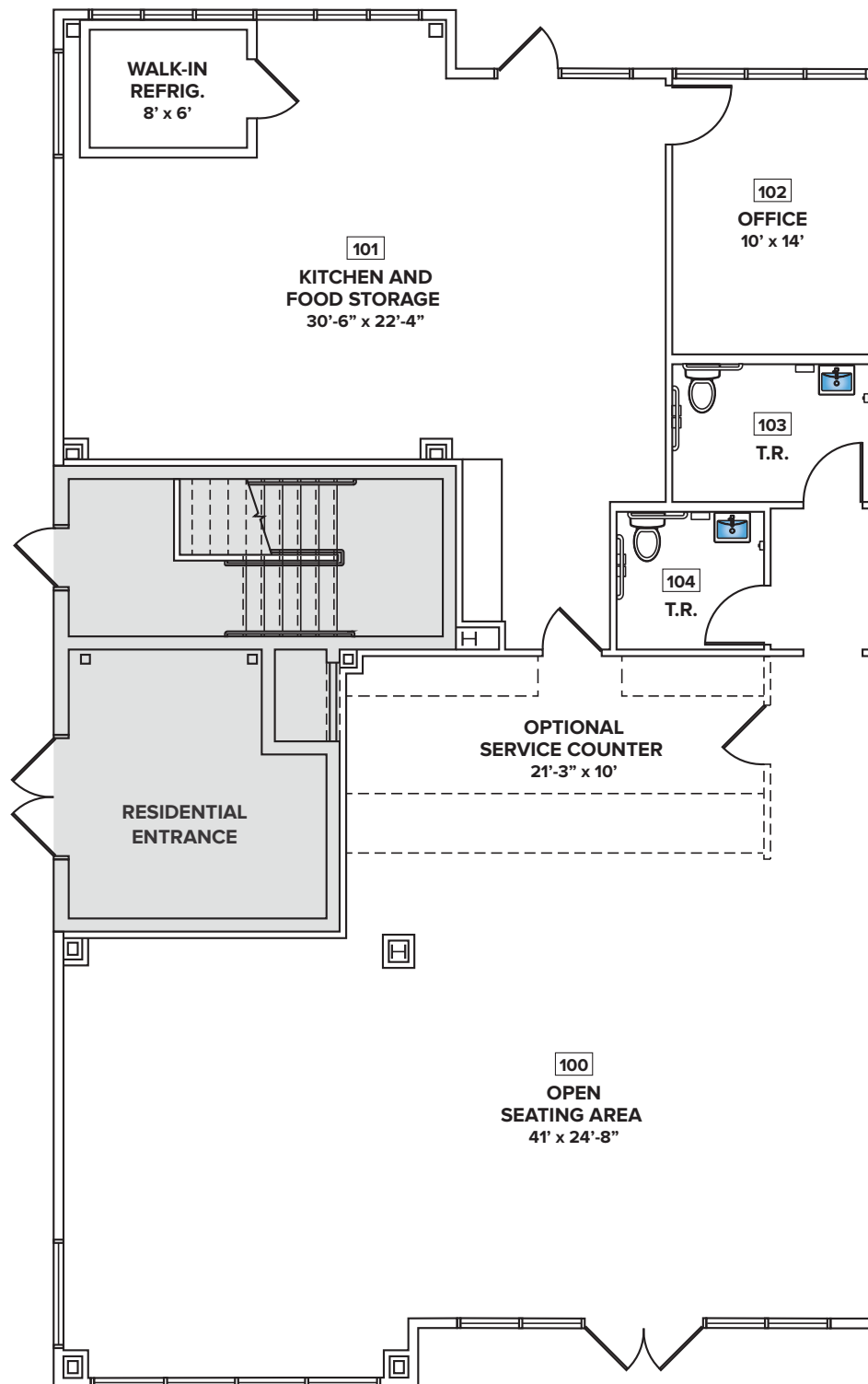


SPEC SUITE 21 C: 1,462 sf (+/-)

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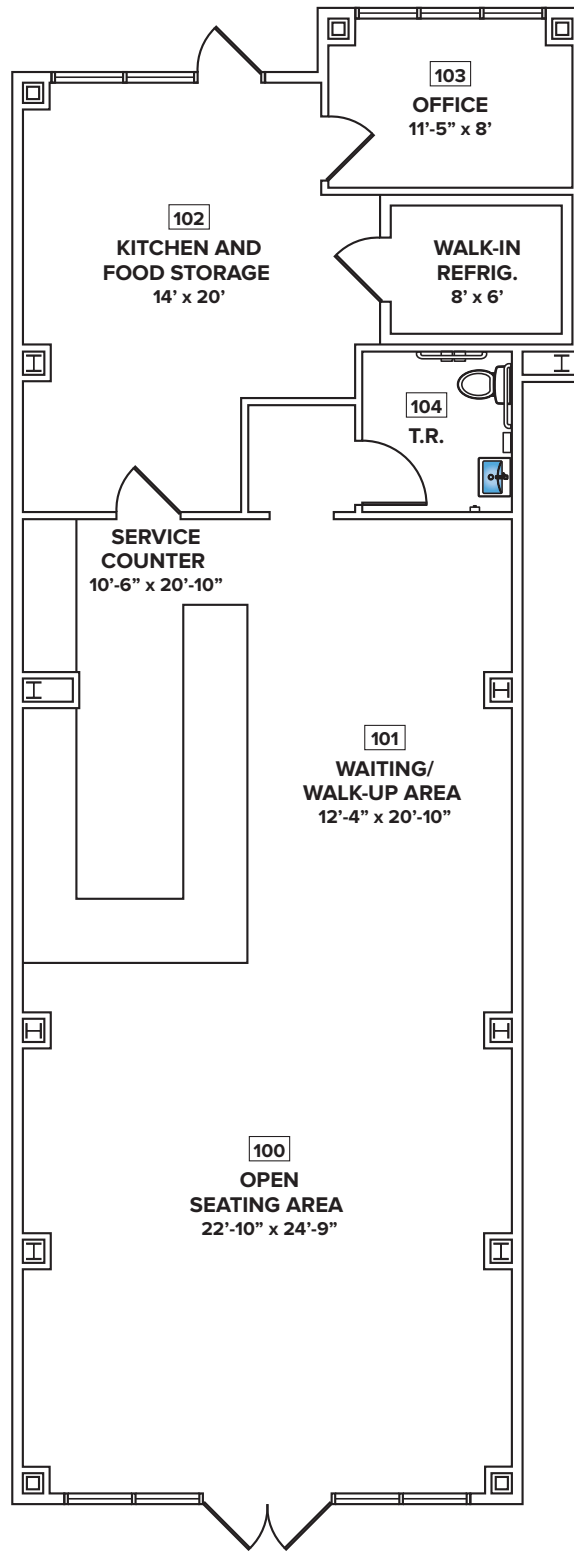


SPEC SUITE 22 A: 2,387 sf (+/-)

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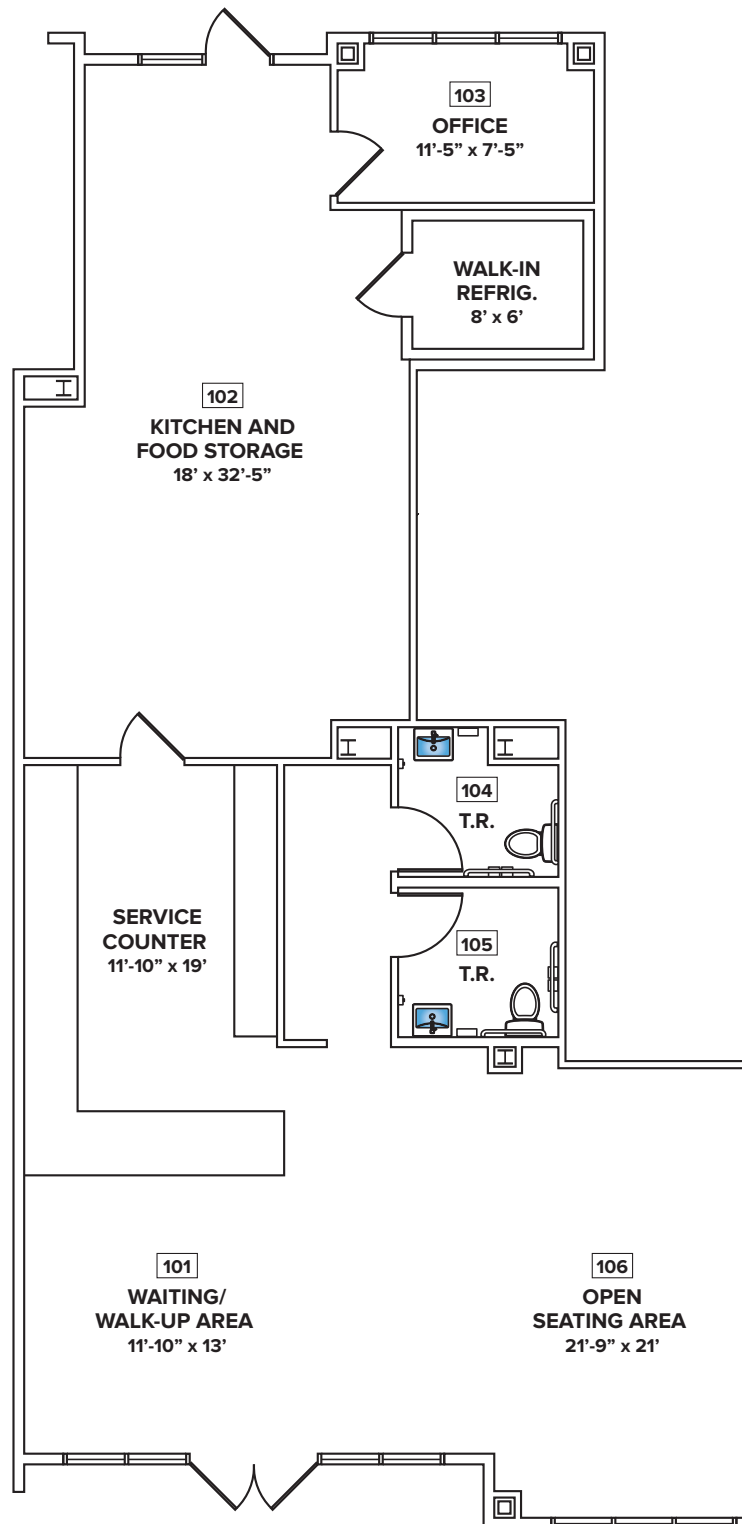


SPEC SUITE 22 B: 1,655 sf (+/-)

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SPEC SUITE 22 C: 1,744 sf (+/-)

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