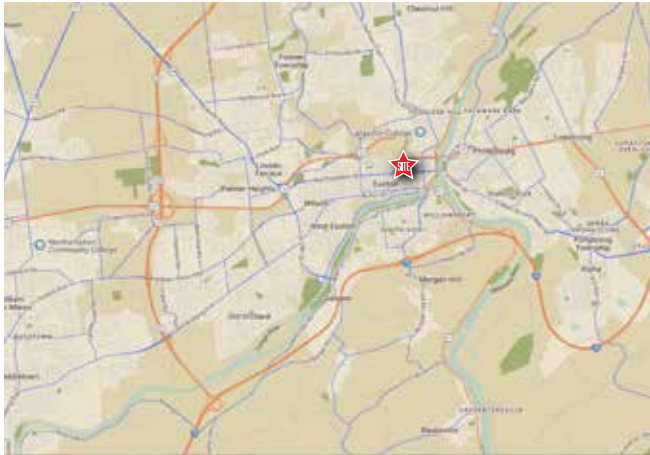


12,000sf FULLY EQUIPPED TURN-KEY RESTAURANT | FOR SALE

542 Northampton Street | Easton, PA 18042 | Northampton County



Local Businesses *State Theatre* Lafayette College Crayola Experience

3,000 SF
Footprint x 4 floors

IMMEDIATE
Availability

SALE PRICE
Upon Request

PROPERTY INFORMATION

- Fully Equipped Restaurant and Brewery with Event Stage in Downtown Easton; a developing culinary hub in the Lehigh Valley
- Four (4) Stories 3,000sf per Floor Many Upgrades to Structure and Systems with Passenger Elevator and Freight Elevator
- Restaurant Liquor License Available NOT Included in Asking Price
- Vibrant and Well-Maintained Downtown Scene with strong foot traffic near State Theater. Diverse and Supportive Community available parking and pedestrian-friendly infrastructure
- Easy access to Routes 22 and I-78 attracting visitors from New Jersey, New York and Philadelphia

Demographics	1 Mile	2 Miles	3 Miles
Population	28,652	61,595	91,768
Average HH Income	\$82,657	\$101,806	\$112,577
Total Businesses	858	2,028	2,929
Number of Employees	7,660	17,674	25,390
Traffic Counts	Northampton St.: 4,709 VPD Walnut St.: 452 VPD		

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION JAMES M. SMITH 610-941-4034x144
PLEASE CONTACT: JSMITH@LPRE.COM 484-239-8777 CELL



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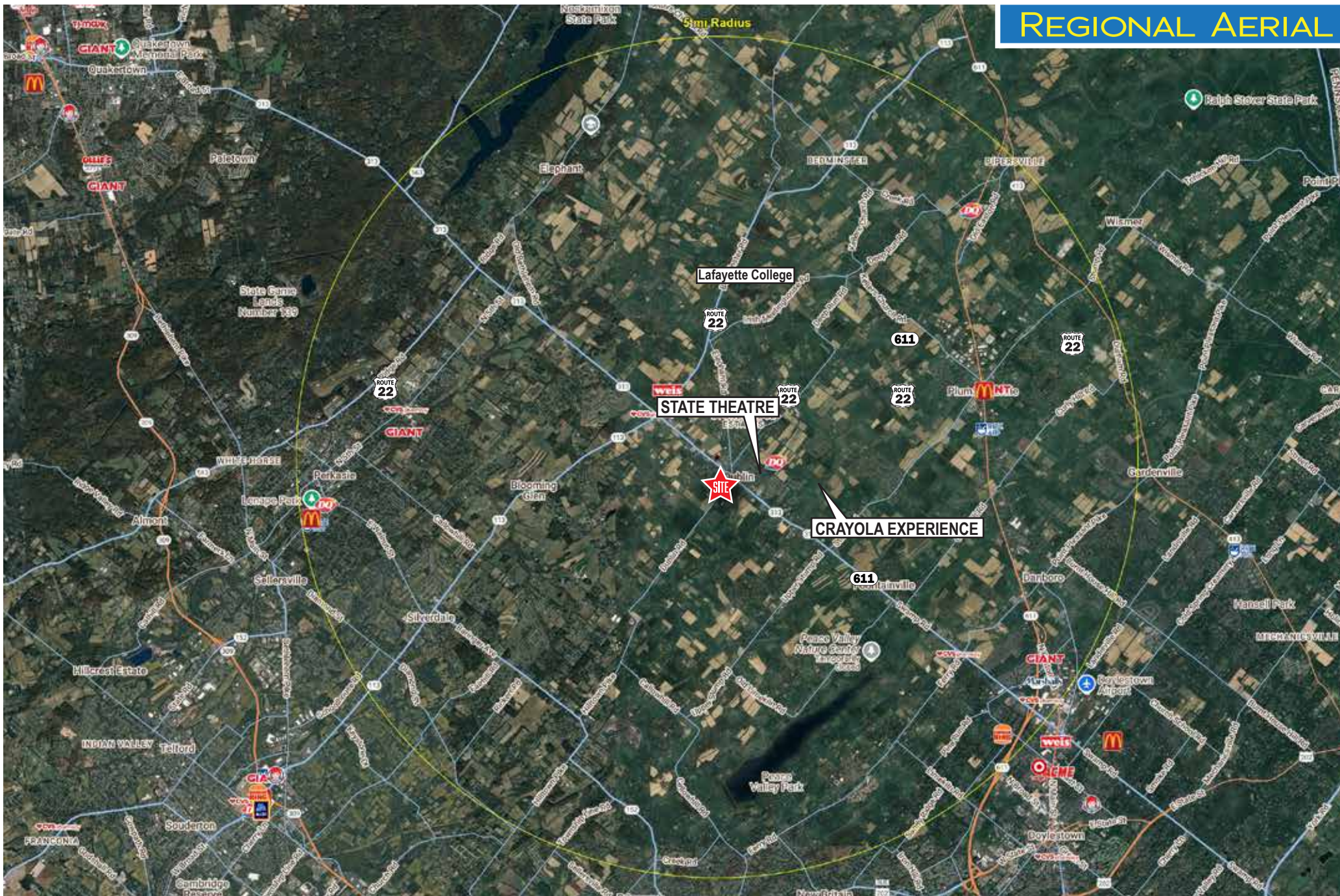
542 Northampton Street | Easton, PA 18042 | Northampton County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

REGIONAL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

12,000sf FULLY EQUIPPED TURN-KEY RESTAURANT | FOR SALE

542 Northampton Street | Easton, PA 18042 | Northampton County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE AERIAL

Northampton St.: 4,709 VPD

Walnut St.: 452 VPD

S 6TH St.: 397 VPD

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542 Northampton Street | Easton, PA 18042 | Northampton County



DEMOGRAPHICS

Population	1 Mile	2 Miles	3 Miles
Population (Est. 2025)	28,652	61,595	91,768
Projected Population (2030)	28,372	61,308	91,992
Projected Annual Growth (2025 to 2030)	-0.2%	-0.1%	-0.1%

Households & Growth			
Households (2025)	9,825	23,023	34,976
Projected HH (2030)	9,930	23,365	35,791
HH Growth with Children (2025 to 2030)	33.3%	32.4%	31.5%

Income			
Average HH Income (Est. 2025)	\$82,657	\$101,806	\$112,577
Median HH Income (2025)	\$64,054	\$77,403	\$86,863

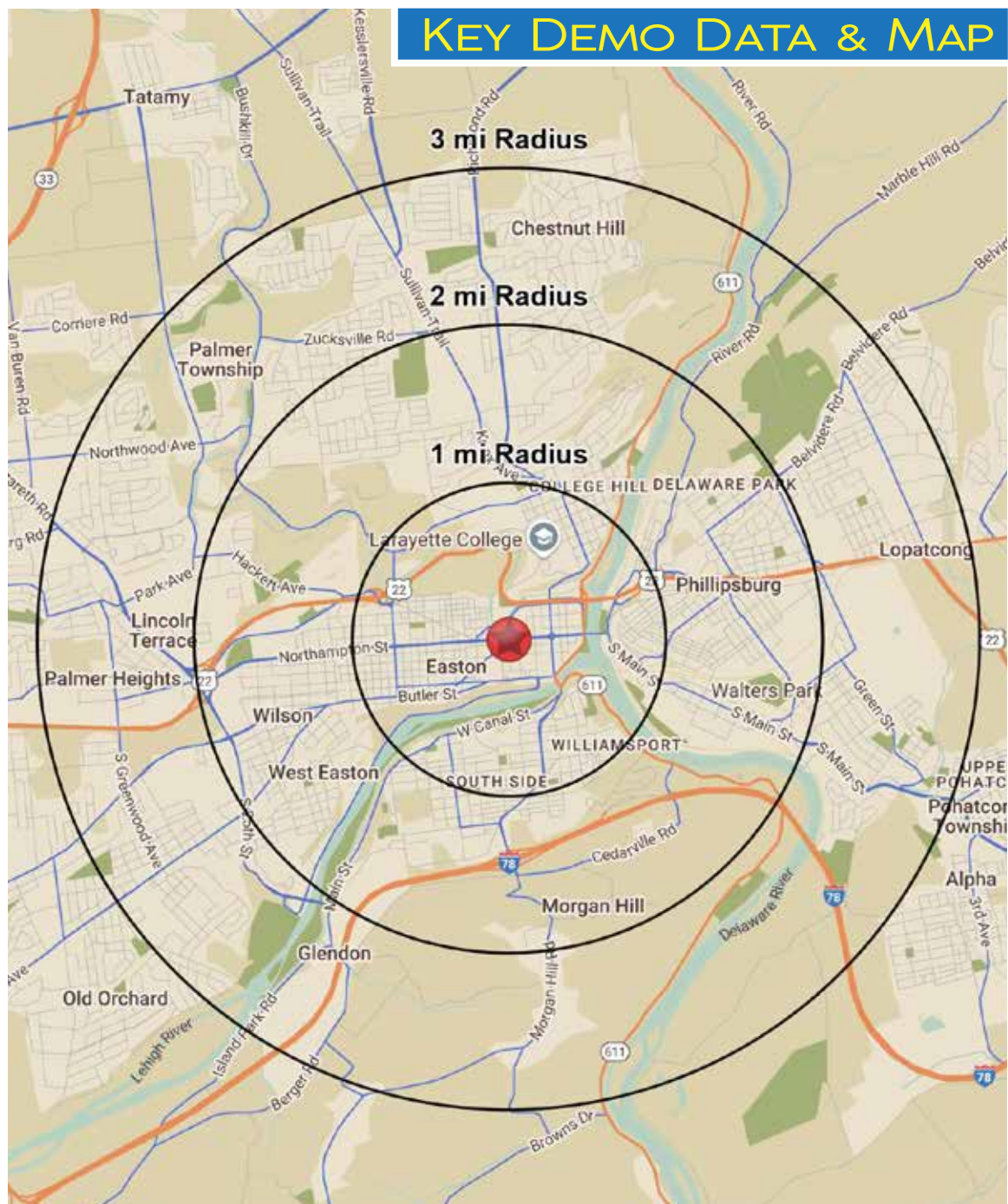
Daytime Population			
Total Businesses (2025)	858	2,028	2,929
Number of Employees (2025)	7,660	17,674	25,390

Education			
High School Graduate	38.0%	36.8%	34.7%
Some College	16.2%	15.8%	15.6%
Bachelor Degree	17.2%	17.1%	19.8%
Graduate	9.2%	10.4%	11.7%

Traffic Counts:

Northampton St.: 4,709 VPD · Walnut St.: 452 VPD

KEY DEMO DATA & MAP



12,000sf FULLY EQUIPPED TURN-KEY RESTAURANT | FOR SALE

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LEGEND

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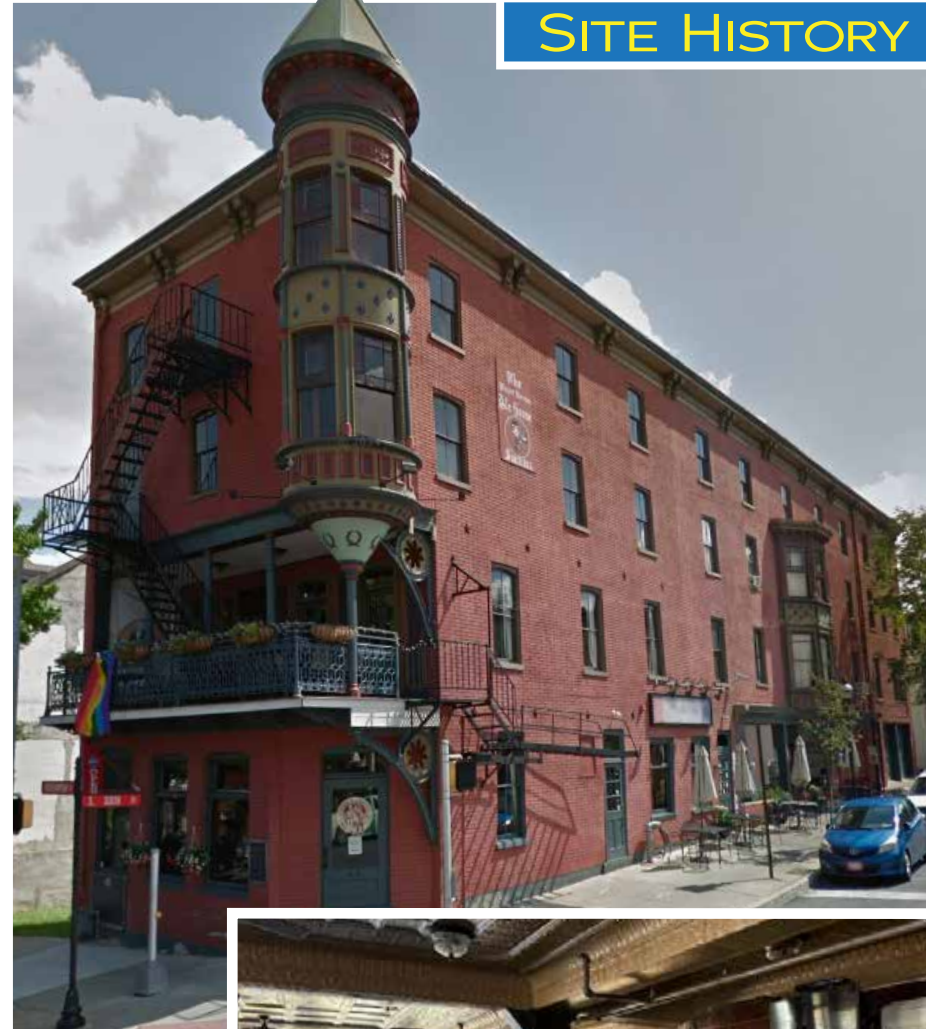
SITE HISTORY

This historic building, previously named Mt. Vernon Hotel, was built in three sections. The oldest section fronts Northampton Street and dates back to approximately 1810. The middle section was built around 1850 and the rear section in the 1920's. Earliest records we found indicated the building operated as a hotel continuously from 1855 until 1994 - It even served as a brothel at certain times! Rumor has it that during WWII, the soldiers would come in from NYC and visit the ladies on Pine Street (located behind Dykes Lumber) and escort them to the Mt. Vernon. Evidence of this can be found on the still untouched fourth floor where outlines of the rooms still exist.

The building has a connection to Easton Brewing history as 3 Kuebler brothers who also operated Kuebler Brewing in Easton, bought the hotel in 1915 and served their beer at the hotel until Prohibition in 1920. After Prohibition, the Mt Vernon, along with many other Easton institutions operated as a speakeasy. The brothers eventually sold the hotel to Helen Snyder in 1945. Helen Snyder operated the Mt. Vernon from 1945 through 1994 and was quite a fixture in Easton. We have paid homage to her by hanging a painted portrait of her near the exits on the 61" Street side of the bar room, commissioned by one of the former Mt. Vernon Ale House operators, Lance Miccio. The room she is standing in is what the bar room once looked like. From 1998 through 2004 the building operated as the Mt. Vernon Ale house, a bar restaurant that was once visited by the rock group Jethro Tull.

The first floor bar room is relatively untouched. The beautiful 1920's vintage tin ceilings were repaired and painted. The original milk glass lighting fixtures and terrazzo floors only needed minor repairs and clean up. The focal point of the room is, of course, the 1929 Zenith Radio Bar, which was purchased by the then owners from a Sears Catalog as a kit. The building's prominent Victorian Era Turret has an unknown past. It is not original to the building, but a photograph from 1906 shows a turret that looked substantially the same as the modern one, except that the turret cap is a distinctive bell-shaped structure, unlike the conical cap there now. Historical reports indicate the bell-capped turret disappeared "somewhere around 1910 or 1912 ... Legend has it that the original spire was lost in a card game".

In 1999, this building has also served as a location for the film "The Florentine". The film featured many well known actors such as Chris Penn, Virginia Madsen, Burt Young and Luke Peny among others. Unfortunately, the film never made it to wide release. It is available on DVD, and not only features our building, but many prominent Easton and Lehigh Valley locations.



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