



Prime Property for Sale

2.16 AC Off Rt 78 is Ready for Development

280-340 Cedarville Road, Easton, PA 18042



PROPERTY SUMMARY

This unique property at 280-340 Cedarville Road in Easton, PA (Williams Township) offers immense potential for commercial and land development. Situated in the vibrant Lehigh Valley area, this site off of Rt 78 provides high visibility and a prime location with 375' of frontage, making it an ideal choice for retail businesses seeking a strategic position. With its zoning and development potential, this property presents an exceptional opportunity for investors looking to be part of the dynamic commercial landscape of the region.

PROPERTY HIGHLIGHTS

- Prime location in Easton area along major PA/NJ corridor
- High visibility from Rt 78 (62,000 VPD)
- 375 feet of frontage
- Located among existing retail, commercial, and residential
- Great potential for C-store, daycare center, or other retail/commercial
- Public water and sewer hook-ups
- Owner may consider a ground lease

Asking Price	\$670,000
Price per Acre	\$310,185
Site Size	2.16 Acres
Zoning	HC: Highway Commercial
Current Taxes	\$7,291



Steven A. Wilson, CCA
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For Sale

2.16 AC Ready for Commercial Development

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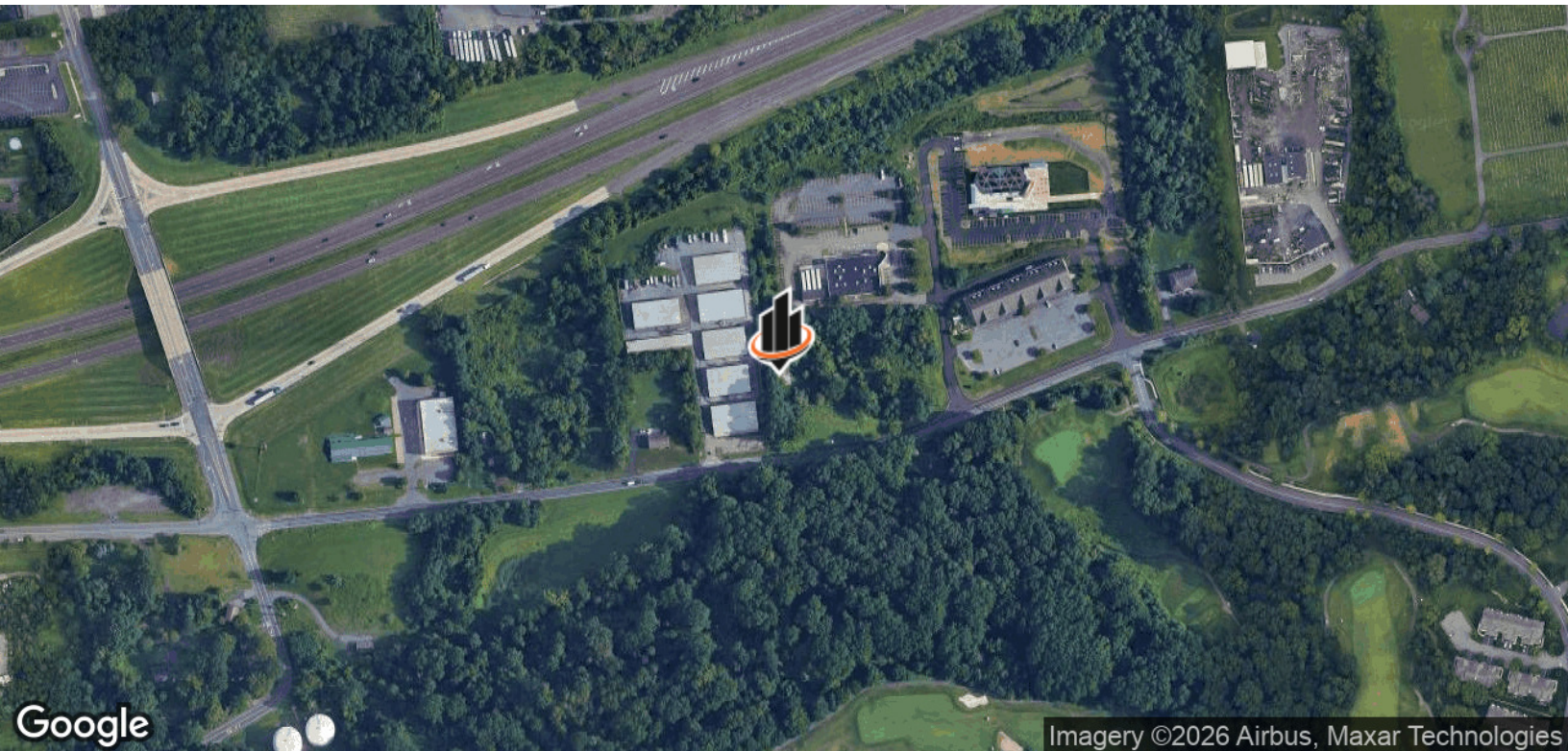
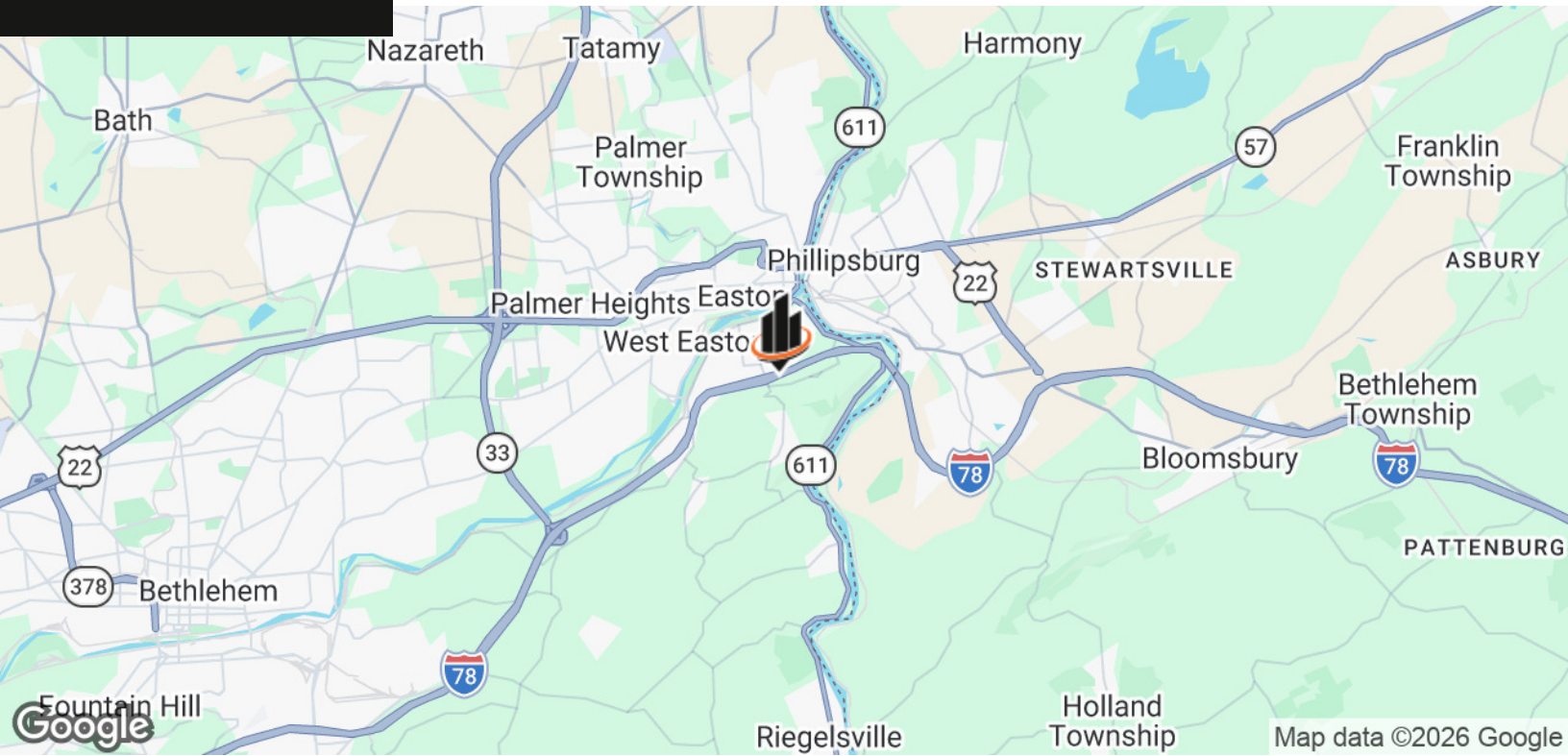




Map
data
©2026
Google

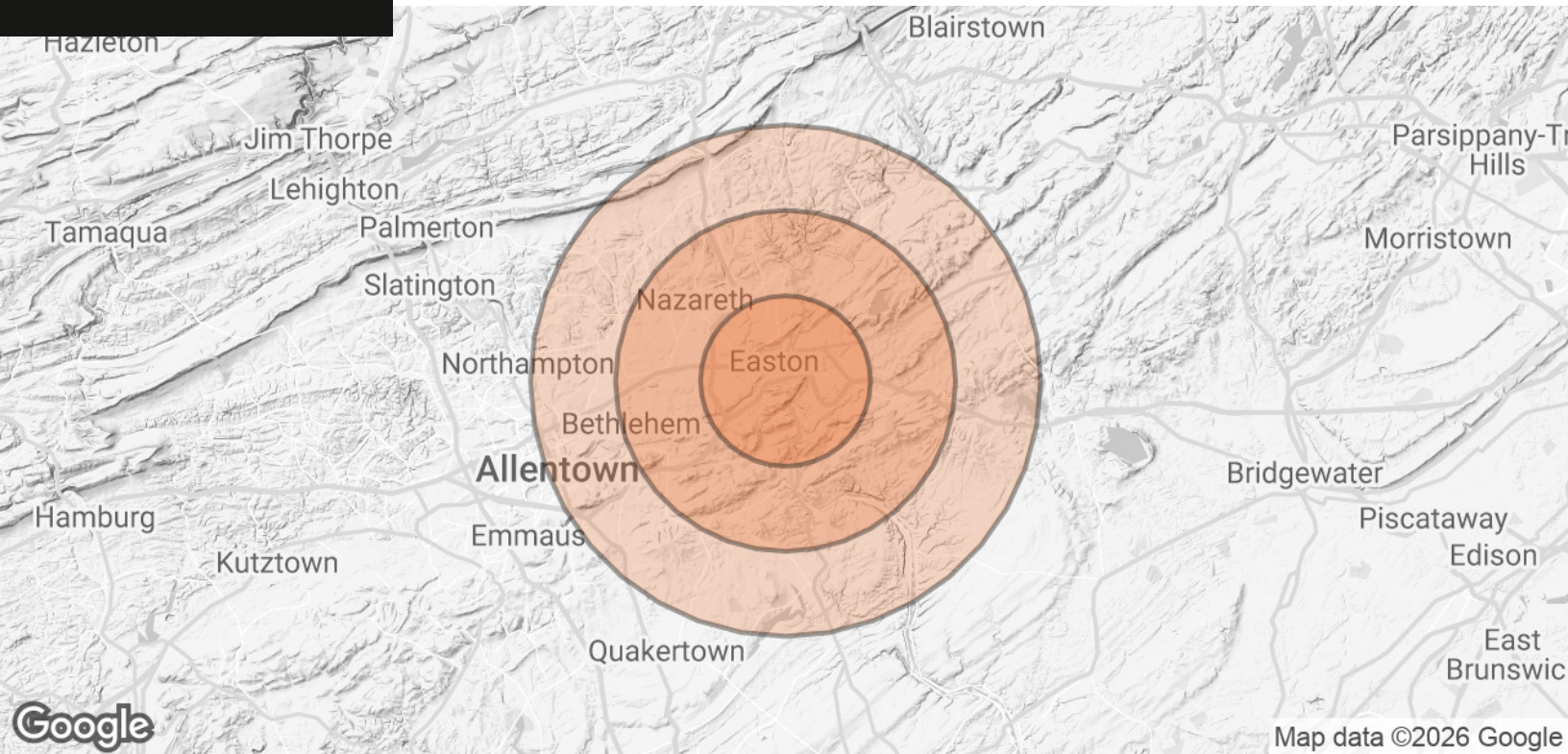


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Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	124,318	251,079	574,429
AVERAGE AGE	42	43	42
AVERAGE AGE (MALE)	41	42	41
AVERAGE AGE (FEMALE)	43	44	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	47,242	96,422	220,108
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$115,500	\$119,645	\$105,243
AVERAGE HOUSE VALUE	\$318,495	\$353,371	\$326,078

Demographics data derived from AlphaMap



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OWNER OF RECORD
JANE DEW
C/O MARIE M CLARK
4501 STEVEN RD
MAZAROTH PA 15064
DEED BOOK A14 PAGE 101
1.087 ACRES (46.478 S.F.) ONCS

IN SEPTEMBER 2006

- [illegible]

(IN FEET)

50 0 25 50 100 200

1 inch = 50 ft

DONALD P. ~~REDACTED~~ LS No. SJ-043355-E

WILKINSON TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

TAX MAP PARCEL M9-11-8

PLAN OF SURVEY


Van Cleef
ENGINEERING ASSOCIATES

Consulting Civil Engineer
Environmental Engineer
Industrial Engineering
Land Surveying
Professional Planning
Landscape Architecture

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Zoning Uses

HC: Highway Commercial

Williams Township

PERMITTED BY-RIGHT USES:

- - Standard Restaurant
- - Retail Store / Convenience Store
- - Offices
- - Financial Institution with or without drive-through service
- - Bakery
- - Laundromat
- - Dry Cleaning or Shoe Repair
- - Publicly-owned Recreation
- - Swimming Pool, Public or Semi-Public
- - Auto Service Station
- - US Postal Service Facility
- - Adult Day Care Center*
- - Nursery School / Day Care Center*
- - Recycling Collection Center*
- - Cultural / Community Center*
- - Place of Worship*
- - Cemetery*
- - Home Office**
- - Home Occupation**
- - Essential Services**

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- *See additional requirements in Section 1402 of Williams Township Zoning Ordinance
- **See additional requirements in Section 1403 of Williams Township Zoning Ordinance



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