

DEVELOPMENT OPPORTUNITY

270 Country Club Road

Easton, PA 18045

FOR SALE



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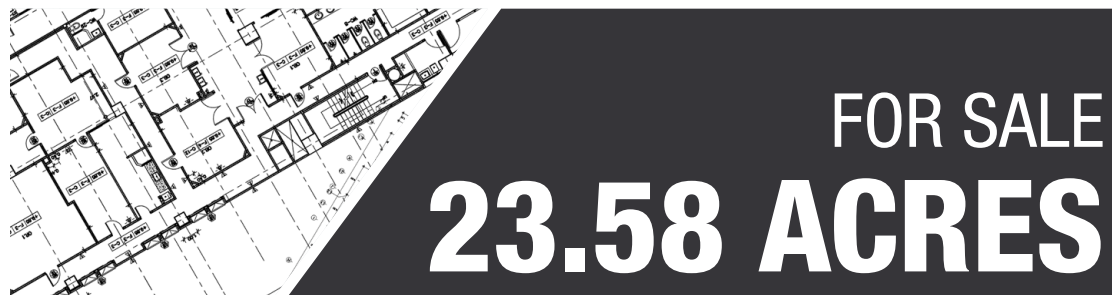
EASTON, PA 18045

EXECUTIVE SUMMARY

This site adjacent to Route 33 exit ramp and Hecktown Road offers great potential for a developer with vision. Currently has two structures and paved drives, but with the potential for much more under the Regional Mixed Use zoning.

Prime location for users in Light Distribution/Warehousing, Flex, Retail, and Mixed-Use markets! Over 53,000 households and 4,800 businesses within a 5 mile radius. Convenient access to major highways including routes 33, 22, and I-78. Situated within 15 minutes drive time to the Lehigh Valley International Airport, and less than 1.5 hours to Newark or Philadelphia Airports.

The region continues to experience population growth and boasts a labor force of 1.7 million within an hour's drive of the Lehigh Valley.



FOR SALE
23.58 ACRES





Property Highlights



1,495 ft Frontage with Route 33



Highly Visible (72K ADT)



Zoned Regional Mixed Use



Flex/Retail



Water & Electric Available



Prime Location

Regional Mixed Use Zoning Details

Permitted Uses

Regional Mixed Use

To permit areas for larger-scale master-planned retail and service centers, dining, lodging, entertainment, and other tourism-related commercial activities serving the broader region, as well as select low-impact light industrial uses.

Previously zoned light industrial, but changed to Regional Mixed Use to allow for more development options.

FLEX/LIGHT INDUSTRIAL
BEVERAGE DISTRIBUTION, LIGHT DISTRIBUTION
OFFICE, PROFESSIONAL
LIGHT INDUSTRIAL USES
RESIDENTIAL USES
MULTI-FAMILY DWELLINGS (APARTMENTS), TOWNHOUSE
GROUP HOME, PERSONAL CARE BOARDING HOME
HEALTH CARE RESIDENTIAL FACILITY

RETAIL
LARGE-SCALE AND SMALL-SCALE RETAIL
LARGE-SCALE HOME IMPROVEMENT/BUILDING SUPPLY
HOSPITAL, MEDICAL CLINIC, PHARMACY
HOTEL
CONVENIENCE STORE (WITH OR WITHOUT FUEL/RECHARGE)
CHILD CARE CENTER, ADULT DAY CARE CENTER
BANK, FINANCIAL INSTITUTIONS
MIXED USE
RESTAURANTS, TAVERNS, BREWPUBS
SUPERMARKET
LIBRARY, CULTURAL/COMMUNITY CENTER
CAR WASH, AUTO SERVICE/REPAIR STATION
ANIMAL HOSPITAL, ANIMAL DAYCARE
PUBLIC RECREATION, EXERCISE CLUB

Proposed Industrial Warehouse 251,100 SF



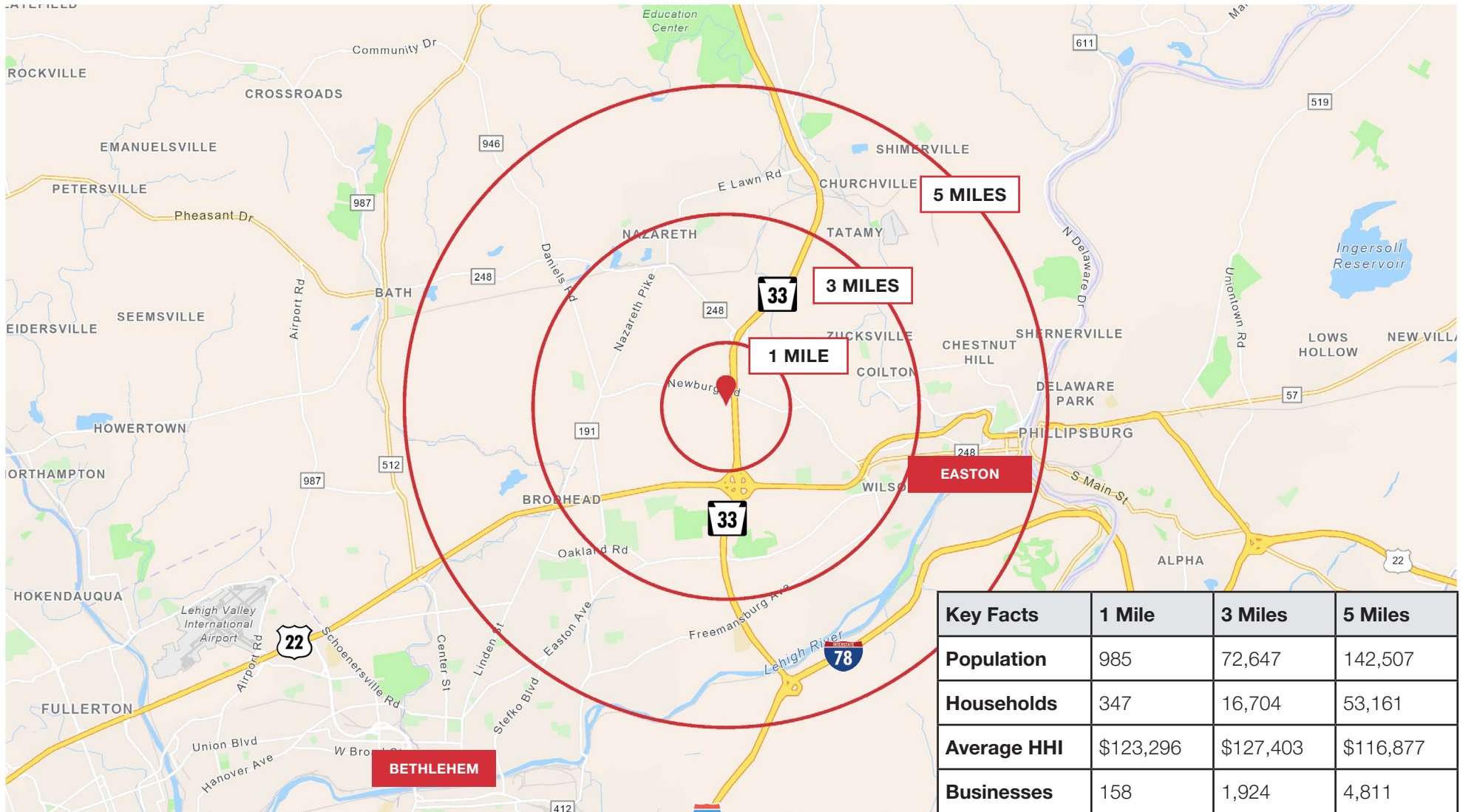
Regional Map

270 Country Club Road, Easton, PA 18045



Area Demographics

270 Country Club Road, Easton PA 18045



Surrounding Retailers

270 Country Club Road, Easton PA 18045



City of Easton

EASTON, PA 18040

The historic city of Easton is one of the three main cities that comprise the Lehigh Valley. It boasts a walkable downtown and riverfront with many public parks and recreational trails. Downtown Easton is home to the Crayola Experience, the State Theater, the Easton Public market, and plays host to year round festivals and events like the Easton Garlic Festival, PA Bacon Fest, and a delightful winter village.

Local families and visitors alike dive into environmental education at the Nurture Nature Center, encounter history on the Canal Boat Rides, and enjoy superior dining experiences at the more than 30 downtown eateries.

Lafayette College, a liberal arts college, campus overlooks the Delaware river and is a short walk from the heart of downtown.

As the population continues to grow, Easton remains a welcoming small city that celebrates its rich history and vibrant communities.



Heritage Day
Photo Credit: Easton-PA.com



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