



Colliers

320 S. 25th Street
Easton, PA 18042

Available for Lease!

87,543 SF

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Property Features:

- **87,543 SF**
- May be **subdivided**
- Located directly off **Route 22** interchange
- Across the street from Easton area high school and a block away from Wilson area high school
- Located near **GIANT, The Home Depot, St Luke's Hospital, and Marshalls**



7-Mile Radius Demographics



Number of Households

71,272



Avg. HH Income

\$80,512



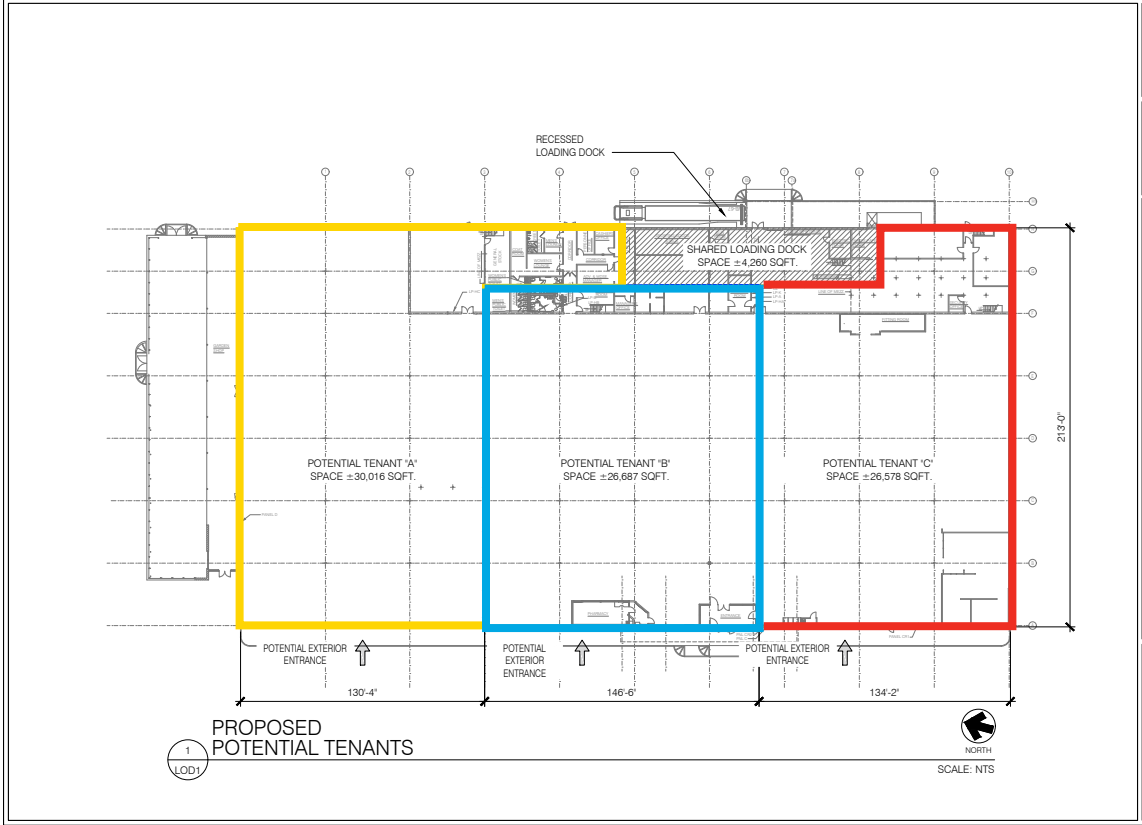
Population

168,253

Property Photos

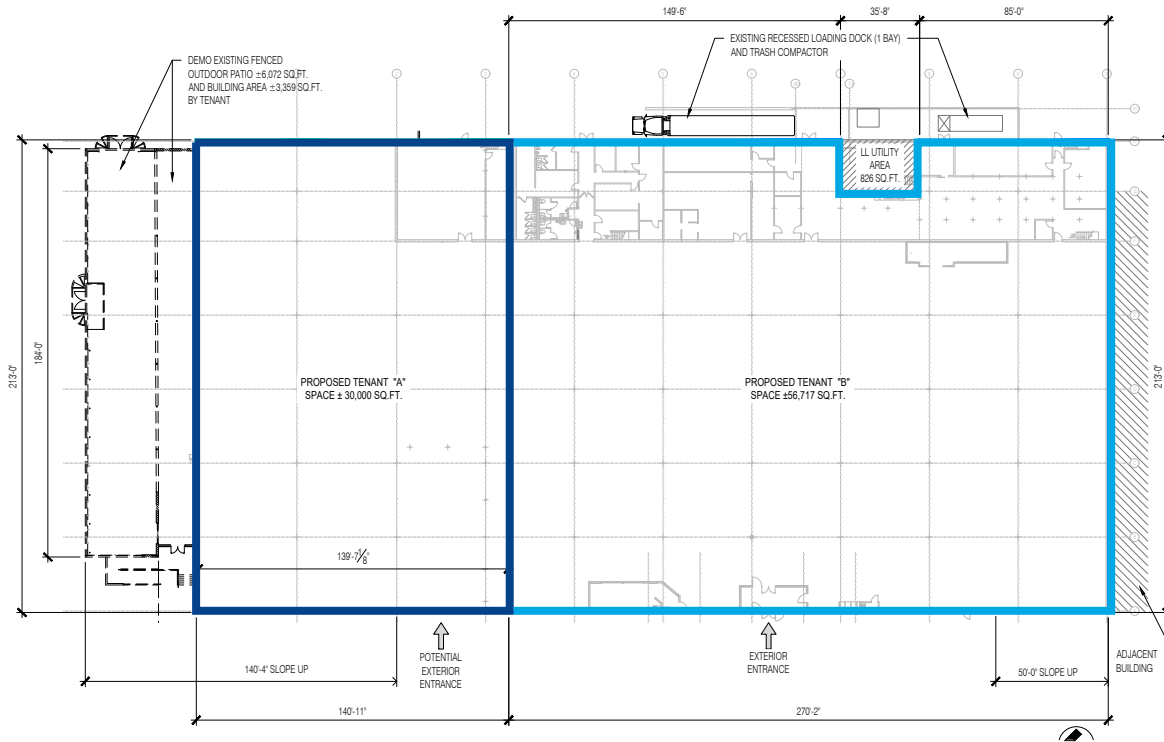


Tenant Plan



Date: OCT 08 2021 Sheet No:	Family: A.I. POTENTIAL TENANTS	LOD1
EASTON, PENNSILVANIA 320 SOUTH 25TH STREET		
TRANSFORMCO 3333 Beverly Road Hoffman Estates, Illinois Real Estate Division		

Floor Plan



Retail Map



WILSON
EASTON SCHOOL DISTRICT

HARBOR FREIGHT

FAMILY DOLLAR

Wawa

THE HOME DEPOT

Walgreens

TACO BELL

SUNOCO

RT 248

19,272 ADT

RT 22

39,670 ADT

McDonald's

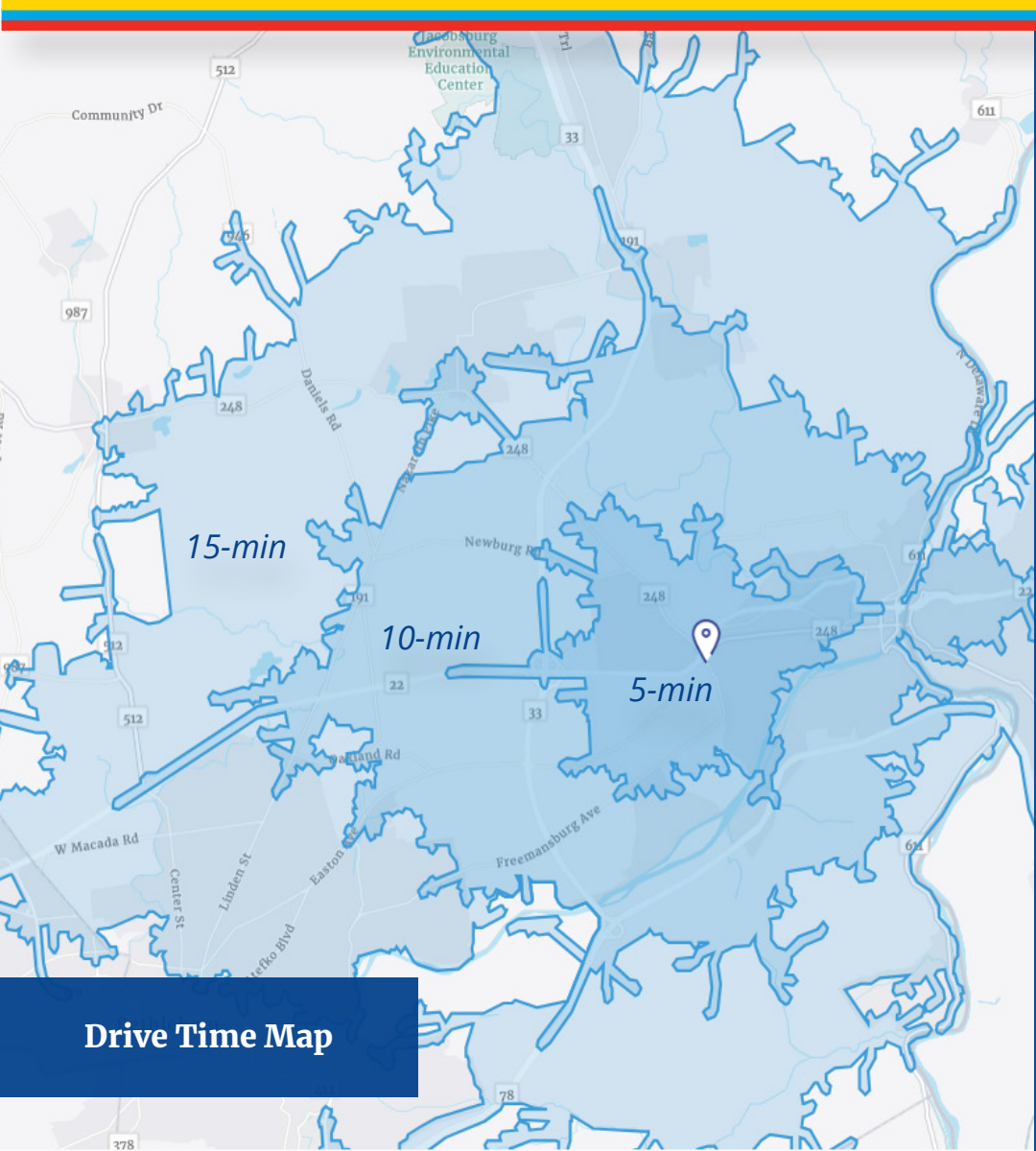
BURGER KING

DUNKIN' DONUTS

X GOLF

EASTON AREA SCHOOL DISTRICT

Olive Garden
ITALIAN BISTRO



Easton, PA

Easton, PA, positioned at the confluence of the Delaware and Lehigh Rivers, is a historic city with a lively retail scene. Its downtown area, particularly around Centre Square, buzzes with unique shops, art galleries, and farm-to-table restaurants, encapsulating its rich cultural tapestry. As a cornerstone of the Lehigh Valley's commerce, Easton's blend of historic charm and modern retail offerings, including the vibrant Easton Public Market, makes it a magnet for shoppers and foodies alike, promising a diverse and enriching shopping experience.

Allentown
30-minute drive

Dorney Park
30-minute drive

Lehigh University
20-minute drive

Drive Time Map

Property Information

320 S. 25th Street

The property is an 87,543 SF single story retail building in Easton PA, approximately 22 minutes (15.2 mile) drive to downtown Allentown. Strategically positioned off the Route 22 interchange, it enjoys a prime location that is not only across the street from Easton Area High School but also just blocks away from Wilson Area High School and St Luke's Hospital, amplifying its appeal to businesses targeting youth and families. Furthermore, its proximity to major retailers such as GIANT, The Home Depot, and Marshalls enhances its attractiveness, suggesting synergies for potential businesses due to the established retail environment. The property services western Allentown/ Easton and the surrounding communities.

Address	320 S. 25th Street
City, State	Easton, PA
County	Northampton
Nearby Tenants	Harbor Freight, Grocery Outlet, Walgreens
Building SF	87,543 SF
# of Stories	1
Year Built	1979

Tax Parcel #	L9 39 1 (not owned)
Zoning	C3 - Planned Commercial
Intended Use	Retail
Opportunity Zone	No
Acres	6.69 AC
Premises Type	Standard Retail
Type of Construction	Masonry

Contact Us:



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This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which require valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest.