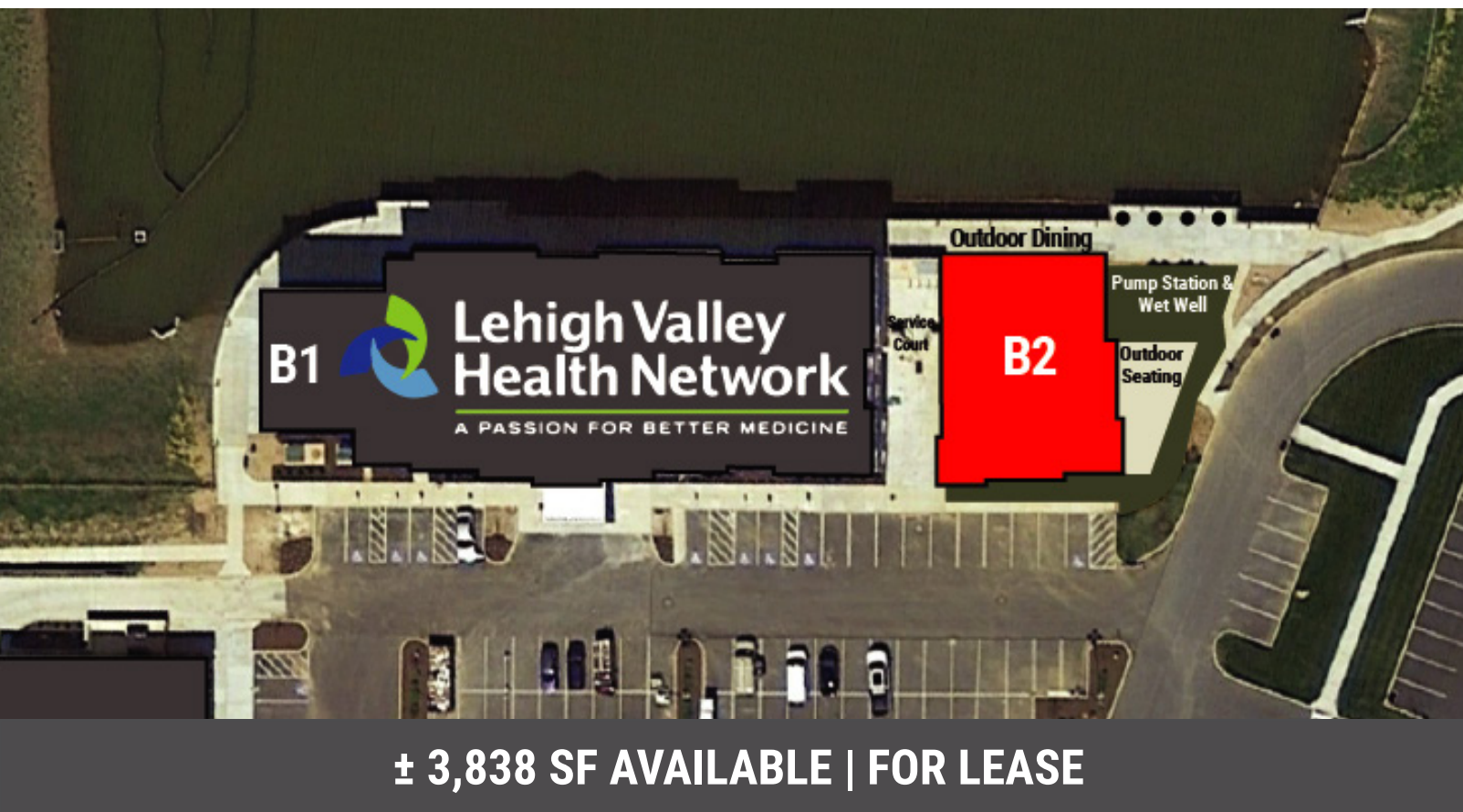


MADISON FARMS RETAIL

Route 33 & Freemansburg Ave | Easton, PA | 18045



PROJECT

Madison Farms is a 141,442 SF shopping center located on Freemansburg Ave in Bethlehem, PA. The center was built in 2015 and is anchored by a 67,408 SF ShopRite. In addition to ShopRite there is a great mix of national restaurants and retailers that include Starbucks, Heartland Dental, Chipotle, SuperCuts, Subway, Pearle Vision, Verizon, MOD Pizza, Chocolate works and Pure Barre. The Lehigh Valley Health Network opened a Women's Health Center in the West Village of the project along with PA Wine and Spirits Premium store, and Provident Bank. 3,200 SF available next to Starbucks.

LOCATION

Madison Farms is ideally located just off of the Freemansburg Ave and Route 33 interchange. Over 832 Luxury Apartments and single-family homes have been built or are currently under construction directly behind the center. The shopping center ties in to and services the residential development.

TRADE AREA

The center is conveniently located between Bethlehem and Easton adjacent to the Lehigh Valley Industrial Park VI and across the street from St. Luke's Medical Campus. There are over 16,000 daytime employees located within 3 miles of the center. This area of Bethlehem/Easton is rapidly growing. Within 5 miles of the center there is a population of 130,000 with an average household income of \$73,775.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,931	41,884	130,415
Avg. HH Income	\$107,785	\$85,425	\$73,775
Daytime Population	1,928	16,333	48,173
TRAFFIC COUNTS			
ROUTE 33: 44,000 CPD		FREEMANSBURG AVE: 20,000 CPD	



RETAILERS



York Office: 3528 Concord Rd. York, PA 17402
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

DAVE NICHOLSON | BLAKE GROSS
 717-843-5555
www.bennettwilliams.com



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TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
BUILDING A		
A101	FINE WINE & SPIRITS	7,648
A106	WIZ KIDZ CHEESESTEAKS	2,435
BUILDING B		
B1	LEHIGH VALLEY HEALTH NETWORK	26,000
B2	AVAILABLE - NOT BUILT	3,838
BUILDING C		
C101	PROVIDENT BANK	4,500
BUILDING D		
D101	NAIL SALON	1,655
D102	PURE BARRE	1,200
D103	CHOCOLATE WORKS	1,940
D104	MOD PIZZA	2,480
D105	J. MORGAN SALON	1,989
D106	VERIZON WIRELESS	1,750
BUILDING E		
E101	PEARLE VISION	1,803
E102	SUPERCUTS	1,287
E103	SUBWAY	1,413
E104	UBREAKIFIX	2,068
E105	CHIPOTLE MEXICAN GRILL	2,476
BUILDING F		
F101	STARBUCKS	1,943
F102	EARTHWISE PETS	3,200
F103	WILLIAM PENN CLEANERS	667
F104	HEARTLAND DENTAL	3,360
BUILDING G		
G101	SHOPRITE	67,408

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