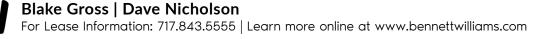
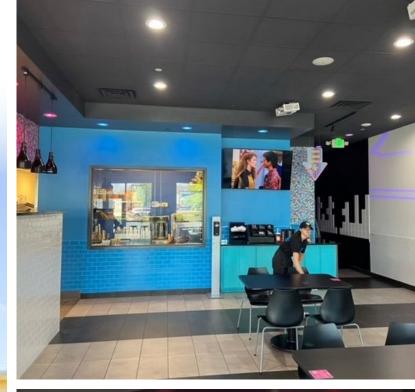
MADISON FARMS RETAIL RT 33 & FREEMANSBURG AVE | EASTON, PA | 18045

FOR LEASE ±2,435 SF ENDCAP WITH PICKUP WINDOW







COMMERCIAL BROKERAGE Redefined.



PROPERTY OVERVIEW

JBREAK

CHIPOTLE



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. 2,435 SF endcap with pickup window available next to PA Wine and Spirits.

verizon

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

income of \$75,775.	A Start Barrier Contraction		Freemansburg At				
			O VPD	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
		AVE #20,0	Freemanen	POPULATION	5,615	48,389	139,085
		ANSBURG AVE		TOTAL EMPLOYEES	3,680	12,250	57,404
THE WAY TO THE	FREEM	1.		TOTAL HOUSEHOLDS	\$155,676	\$137,115	\$124,745
	Freemansur			AVERAGE HHI	2,238	18,922	54,025
						CRANNER	



Blake Gross | Dave Nicholson For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



	AVAILABLE SPAC	ES	AVAILABLE SPACES		
SPACE	TENANT	SIZE (SF)	SPACE	TENANT	SIZE (SF)
A101	Fine Wine & Good Spirits	7,648	E101	Pearle Vision	1,803
A106	AVAILABLE	2,435	E102	Supercuts	1,287
B1	Lehigh Valley Health Network	26,000	E103	Subway	1,413
C101	Provident Bank	4,500	E104	UBreakIFix	2,068
D101	Nail Salon	1,655	E105	Chipotle	2,476
D102	Pure Barre	1,200	F101	Starbucks	1,943
D103	Chocolate Works	1,940	F102	Earthwise Pets	3,200
D104	Mod Pizza	2,480	F103	William Penn Cleaners	667
D105	J. Morgan Salon	1,989	F104	Heartland Dental	3,360
D106	Verizon Wireless	1,750	G101	ShopRite	67,408
					2
		Class Constr			1)11/2
	The second states				P
a 0		Lehigh Va	allev	Ten DI	
	B1 -	Health N	etwork		6
					HE
-					E
			196 BQ 6		
100 A					
GOOD	WINE 6 SPIRITS	0 0 000 0		- 1 12 /2 /-	Min BE NA
N N	A101				
	A106				C101
	A106				
10 AUX					
			2	T	LES
	A MORE REAL FOR THE R	FREEMA	NSBU		
1			INSDUP	RG AVE ±20,00	0 VPD
		AT I DITUS			
		alan 73	Ci-c		-
			H F		
					- And P



Blake Gross | Dave Nicholson For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE Redefined.





Blake Gross | Dave Nicholson

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com





LANDLORD REPRESENTATION

TENANT IN Representation

INVESTMENT PI Sales Mai

PROPERTY MANAGEMENT



YORK OFFICE:

3528 Concord Rd. York, PA 17402

EXTON OFFICE: 1 E. Uwchlan Ave. Suite 409, Exton, PA 19341 WILLIAMSPORT OFFICE: 1000 Commerce Park Dr, Suite 310 Williamsport, PA 17701

150 Farmington Lane, Suite 201

LANCASTER OFFICE:

Lancaster, PA 17601

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107 West Chester, PA 19380 **NEW JERSEY OFFICE:** 236 E. Route 38, Suite 130 Moorestown, NJ 08057

LISTING AGENTS:



Blake Gross BGross@bennettwilliams.com

Dave Nicholson DNicholson@bennettwilliams.com

CONTACT US 717.843.5555 | www.bennettwilliams.com

CE: Suite 201 PFICE: Dr, Suite 310

About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients recieve top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

