

MADISON FARMS RETAIL

RT 33 & FREEMANSBURG AVE | EASTON, PA | 18045



**FOR LEASE ±2,435 SF ENDCAP
WITH PICKUP WINDOW**



Blake Gross | Dave Nicholson

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

COMMERCIAL BROKERAGE *Redefined.*



PROPERTY OVERVIEW

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.

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	5,615	48,389	139,085
TOTAL EMPLOYEES	3,680	12,250	57,404
TOTAL HOUSEHOLDS	\$155,676	\$137,115	\$124,745
AVERAGE HHI	2,238	18,922	54,025

AVAILABLE SPACES

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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	UBreakFix	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



SITE PLAN



RETAIL MARKET AERIAL

NOTRE DAME
HIGH SCHOOL

NORTHAMPTON
COUNTRY CLUB

FARMERVILLE
ELEMENTARY SCHOOL

OUTBACK
STEAKHOUSE

BETHLEHEM TOWNSHIP
COMMUNITY CENTER

SOUTHMONT PLAZA

DOLLAR TREE
PNC BANK

LOWE'S **BEST BUY** EVERY SEASON STARTS AT **DICK'S** SPORTING GOODS **TEXAS** **TRUCKERS**

Staples **MATTRESS Warehouse** **Michael's**

holiday hair **T Mobile** **BARNES & NOBLE** **WAYBACK BURGERS** BOOKSELLERS

PET SUPPLIES PLUS **Panera BREAD**

±7,100 VPD

MADISON FARMS

ShopRite **CHIPOTLE** MEXICAN GRILL

SUPERCUTS **SUBWAY**

Starbucks **MOD** **Lehigh Valley Health Network** FINE WINE & GOOD SPIRITS

COURTYARD BY MARRIOTT

Ruby Tuesday

FREEMANSBURG AVE ±20,000 VPD

ST. LUKE'S HOSPITAL-
ANDERSON CAMPUS



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COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

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

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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 receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

