

# NORTHAMPTON SHOPPES

3882 Eastgate Blvd., Easton, PA | 18045

## 2 PAD SITES FOR LEASE NEXT TO NEW TRU/HOME2 SUITES BY HILTON



### PROJECT

The site is a 3.82+/- acre pad site for lease currently designed with two pads in front of a new 4-story, 149 room national brand hotel. There are a variety of potential layouts including two retail buildings of 21,900 total square feet. It is ideally located in the Easton/Nazareth, Pennsylvania market. The property benefits from having signalized access off of Easton Nazareth Highway (Route 248) which sees over 21,000 CPD. Available space is perfect for retail or restaurant.





### LOCATION

The project is strategically positioned with significant frontage along one of the market’s primary retail corridors along Route 248 with signalized access. The project benefits from the high-volume traffic flow of Route 248, which is one of the main thoroughfares in the market. Route 248 acts as one of the main focal points for retail, with a trade area that extends more than 10 miles, attracting a vast customer base from the surrounding market points.

### TRADE AREA

Adding to the stability of the project, Northampton Shoppes shows a 15-minute drive time demographic of over 274,116 people with household incomes of more than \$87,579 and daytime employment demographics equally as strong with 131,605. The demographics within a 10-mile radius include 307,568 people in 121,470 homes, a labor force of 158,913 with an average household income of \$85,588. The area’s growth since 2000 has increased over 13.1% with 16,005 new homes.



POPULATION		3 MILES - 30,530	EMPLOYEES		3 MILES - 15,935
		5 MILES - 111,834			5 MILES - 15,935
		7 MILES - 189,632			7 MILES - 77,204
AVERAGE HH		3 MILES - \$100,656	HOUSEHOLDS		3 MILES - 12,083
		5 MILES - \$93,254			5 MILES - 42,804
		7 MILES - \$91,330			7 MILES - 74,188
TRAFFIC COUNTS: EASTON-NAZARETH HWY: 21,000 VPD					

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

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

ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE  
717-843-5555  
www.bennettwilliams.com

**Bennett Williams**  
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



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