

620 COAL STREET

Easton, PA | 18042

± 28,335 SF AVAILABLE | FOR LEASE



PROJECT

620 Coal Street is a new construction, mixed-use development ideally located in the heart of the Easton, PA market, along Coal Street and Storm Street. The project will include residential units, as well as retail which will provide a unique opportunity for retailers to enter into the growing downtown Easton market. This project is within close proximity to all of the housing population, as well as other local, regional and national retailers such as Easton Farmers Market, CVS Pharmacy, Dunkin Donuts, and Family Dollar, just to name a few.

LOCATION

620 Coal Street is strategically positioned with significant frontage along Coal Street, which is one of the main streets in downtown Easton. The site benefits from the high-volume traffic flow of Coal Street. The roadway acts as a connecting road to the main highway in the area, Interstate 78 (64,000 VPD). With a high concentration of traffic driven by the surrounding retail, office and residential population, the site pulls from not just the immediate market point, but the surrounding areas as well.

TRADE AREA

Adding to the stability of the project, 620 Coal Street shows a 15-minute drive time demographic of over 77,172 people with household incomes of more than \$81,081 and daytime employment demographics equally as strong with 30,885. The demographics within a 5-mile radius include 117,507 people in 45,891 homes, a labor force of 49,329 with an average household income of \$93,004. The area's growth since 2000 has increased over 17.1% with 7,891 new homes.

NEARBY



PROPERTY UNDER CONSTRUCTION

POPULATION		1 MILE - 17,394		1 MILE - 13,942
		3 MILES - 76,673		3 MILES - 63,020
		5 MILES - 117,507		5 MILES - 96,341
		7 MILES - 163,560		7 MILES - 134,020
AVERAGE HH		1 MILE - \$66,390		1 MILE - 6,488
		3 MILES - \$82,144		3 MILES - 30,184
		5 MILES - \$93,004		5 MILES - 45,891
		7 MILES - \$96,956		7 MILES - 64,334

TRAFFIC COUNTS: PHILADELPHIA ROAD 11,000 | I-78 64,000 VPD



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



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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
1	3 STORY RESIDENTIAL BUILDING	48 UNITS
2	EXISTING CLUBHOUSE	2,500
3	3 STORY RESIDENTIAL BUILDING	12 UNITS
4	LOWER LEVEL	7,080
5	UPPER LEVEL	21,255



ACTIVE MEMBER OF:
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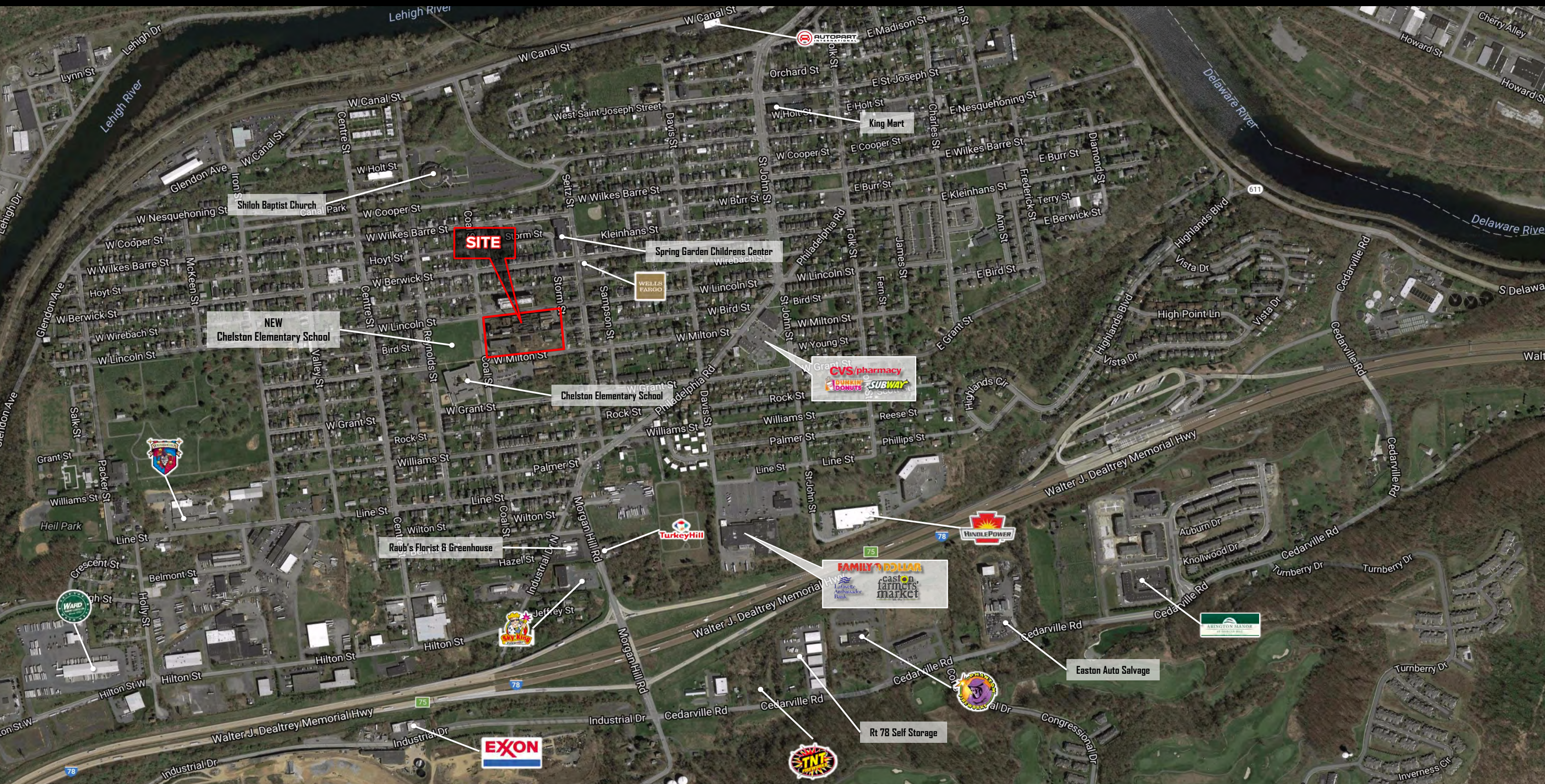
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