

# 653 BUSHKILL ST

EASTON, PA 18042



**±3,300 SF-11,500 SF OF FLEX SPACE  
+ 1,600 SF OF OFFICE SPACE *FOR LEASE***



**Ashlee Lehman | Shayan Tabatabai | Brad Rohrbaugh | Chad Stine**  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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# PROPERTY OVERVIEW

Exciting Opportunity at 653 Bushkill Street!

Discover a range of industrial/flex and office spaces at 653 Bushkill Street, offering between 1,600 SF to 11,500 SF. This versatile location caters to various business needs, allowing owners to occupy the entire space available or select specific areas. With a rear garage entry for industrial access and sidewalk door entry to the second-floor offices spanning approximately 1,600 sqft, convenience is paramount.

Strategically situated near the Lehigh Valley Thruway and Rt 22, this site facilitates seamless travel and distribution across the Lehigh Valley region. Parking options include rear spaces, sidewalk spots, and a dedicated parking lot nearby, ensuring accessibility for occupants. Ideal for small-scale enterprises or larger operations in auto detailing, repairs, maintenance, and beyond, this space offers a prime opportunity for business growth and expansion.



| DEMOGRAPHICS | 3 MILE    | 5 MILE    | 7 MILE    |
|--------------|-----------|-----------|-----------|
| POPULATION   | 92,788    | 126,421   | 173,358   |
| EMPLOYEES    | 25,135    | 45,312    | 56,343    |
| AVERAGE HHI  | \$110,670 | \$119,352 | \$124,554 |
| HOUSEHOLDS   | 35,580    | 48,957    | 66,834    |



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# MARKET AERIAL



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# Bennett Williams

COMMERCIAL REAL ESTATE



## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057



## LISTING AGENTS:



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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.

