

RETAIL FOR LEASE

RESTAURANT OPPORTUNITY

3417 Sullivan Trail, Easton, PA 18040



OFFERING SUMMARY

| | |
|-----------------------|------------|
| AVAILABLE SF: | |
| LEASE RATE: | N/A |
| LOT SIZE: | 0.97 Acres |
| BUILDING SIZE: | 3,355 SF |
| ZONING: | BC |

PROPERTY OVERVIEW

Outstanding restaurant opportunity available for immediate lease. This freestanding former Italian restaurant was once featured on Gordon Ramsey's Restaurant Impossible.

The property features ample dedicated parking, a great outdoor patio, and is located directly across from Lafayette College Athletic fields in burgeoning Forks Township, PA.

Seating for 180 people plus the patio.

Liquor license also available for sale to qualified operator.

Perfect private banquet/restaurant opportunity for you!!!

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,528 | 48,026 | 88,699 |
| Total Population | 8,552 | 126,742 | 235,972 |
| Average HH Income | \$76,570 | \$68,743 | \$77,444 |

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

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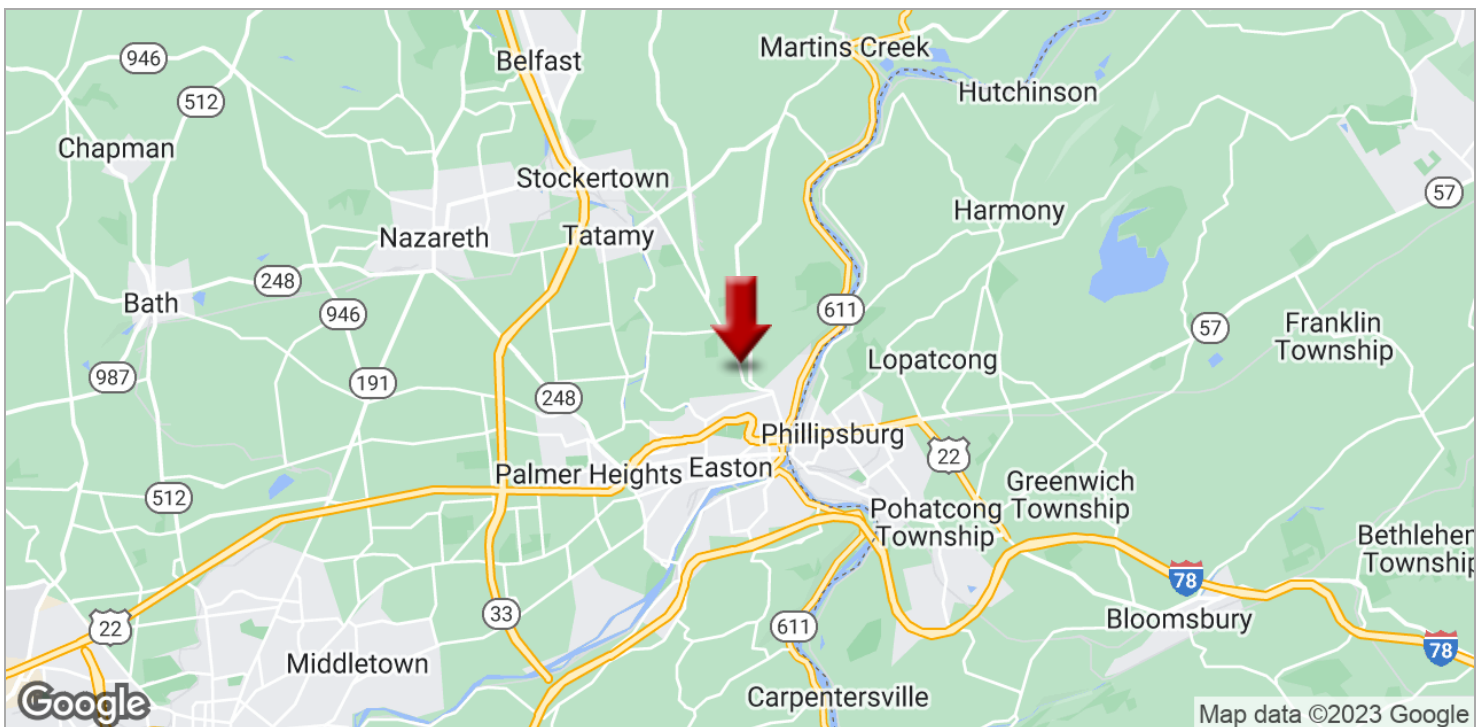
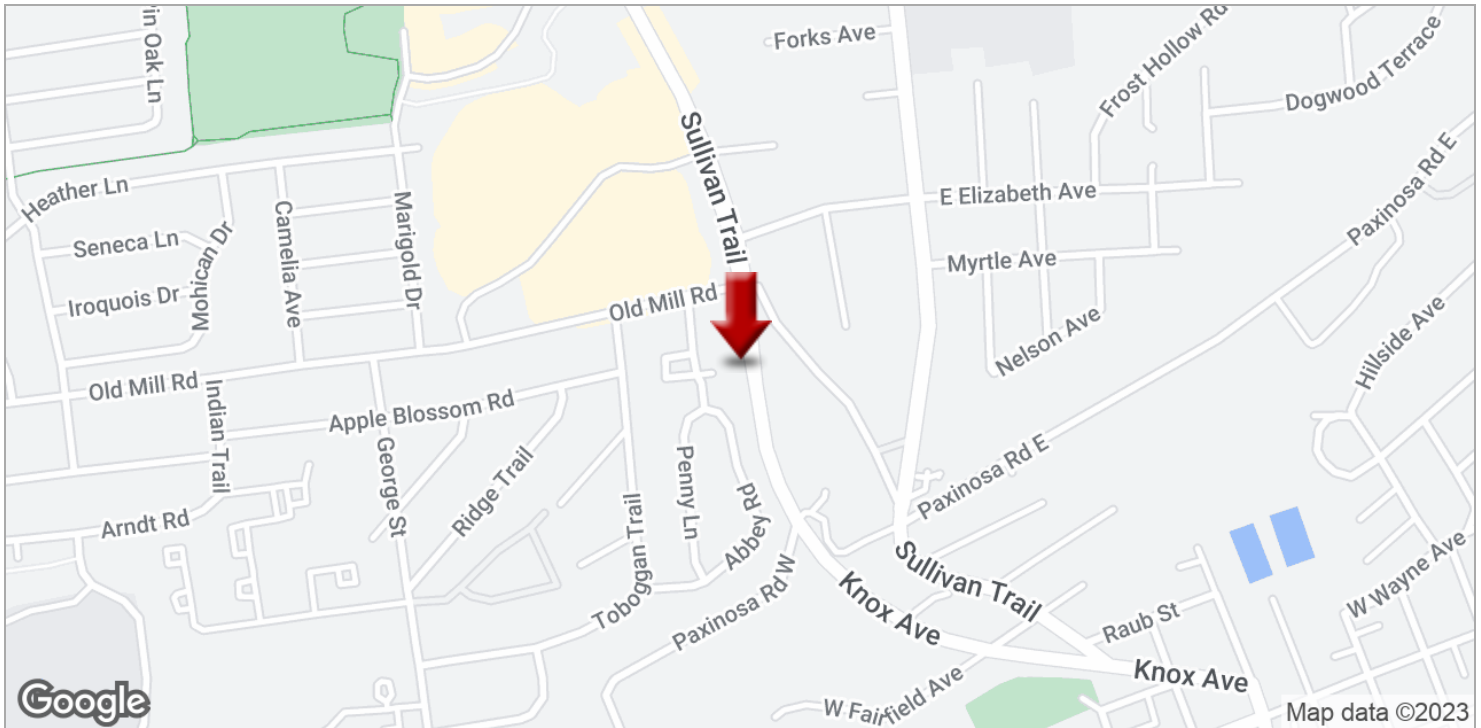
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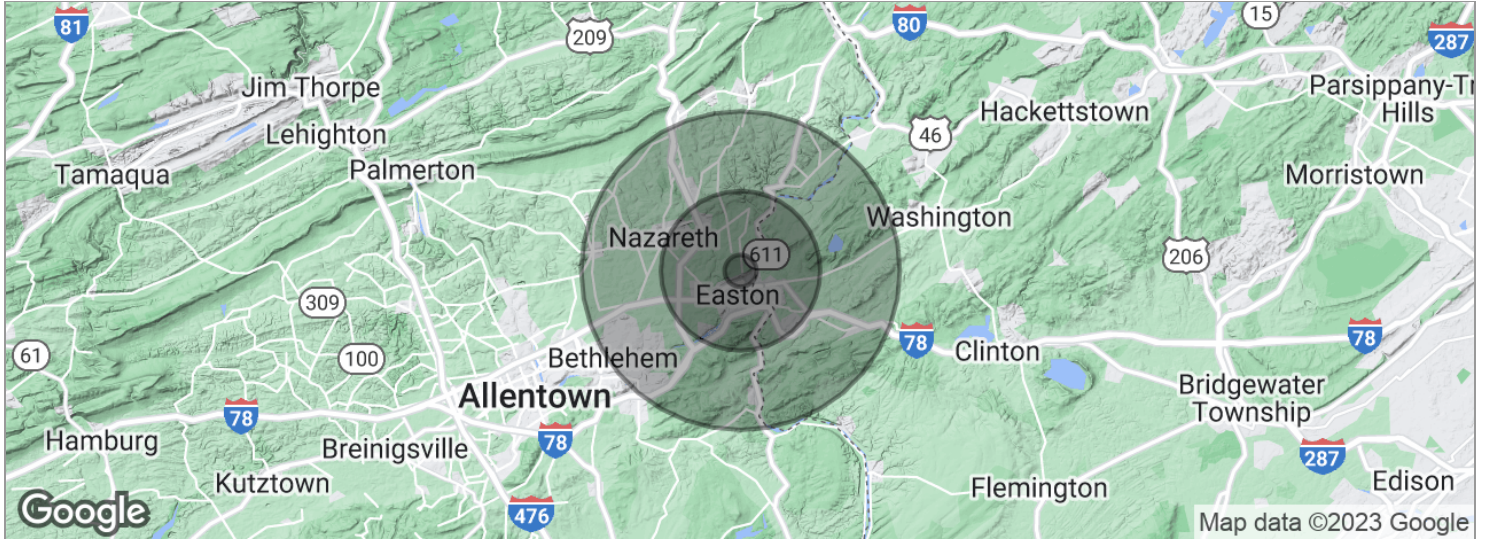
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 8,552 | 126,742 | 235,972 |
| Median age | 29.8 | 38.4 | 40.6 |
| Median age (male) | 29.1 | 37.2 | 39.4 |
| Median age (Female) | 32.3 | 39.8 | 41.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 2,528 | 48,026 | 88,699 |
| # of persons per HH | 3.4 | 2.6 | 2.7 |
| Average HH income | \$76,570 | \$68,743 | \$77,444 |
| Average house value | \$232,971 | \$232,083 | \$280,698 |

* Demographic data derived from 2020 ACS - US Census

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