



SALE / LEASE

3729 Easton Nazareth Hwy.

3729 EASTON NAZARETH HWY.

Easton, PA 18045

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE: Subject to Offer

MEDICAL OFFICE LEASE RATE: \$16.00 - 20.00 SF/yr (NNN)

SURGERY CENTER - TURN KEY \$45.00 SF/yr (NNN)

BUILDING SIZE: 36,748 SF

AVAILABLE SF: 500 - 10,000 SF

PRICE / SF: -

YEAR BUILT: 1995

ZONING: Commercial

MARKET: Lehigh Valley, PA

SUBMARKET: Easton, PA

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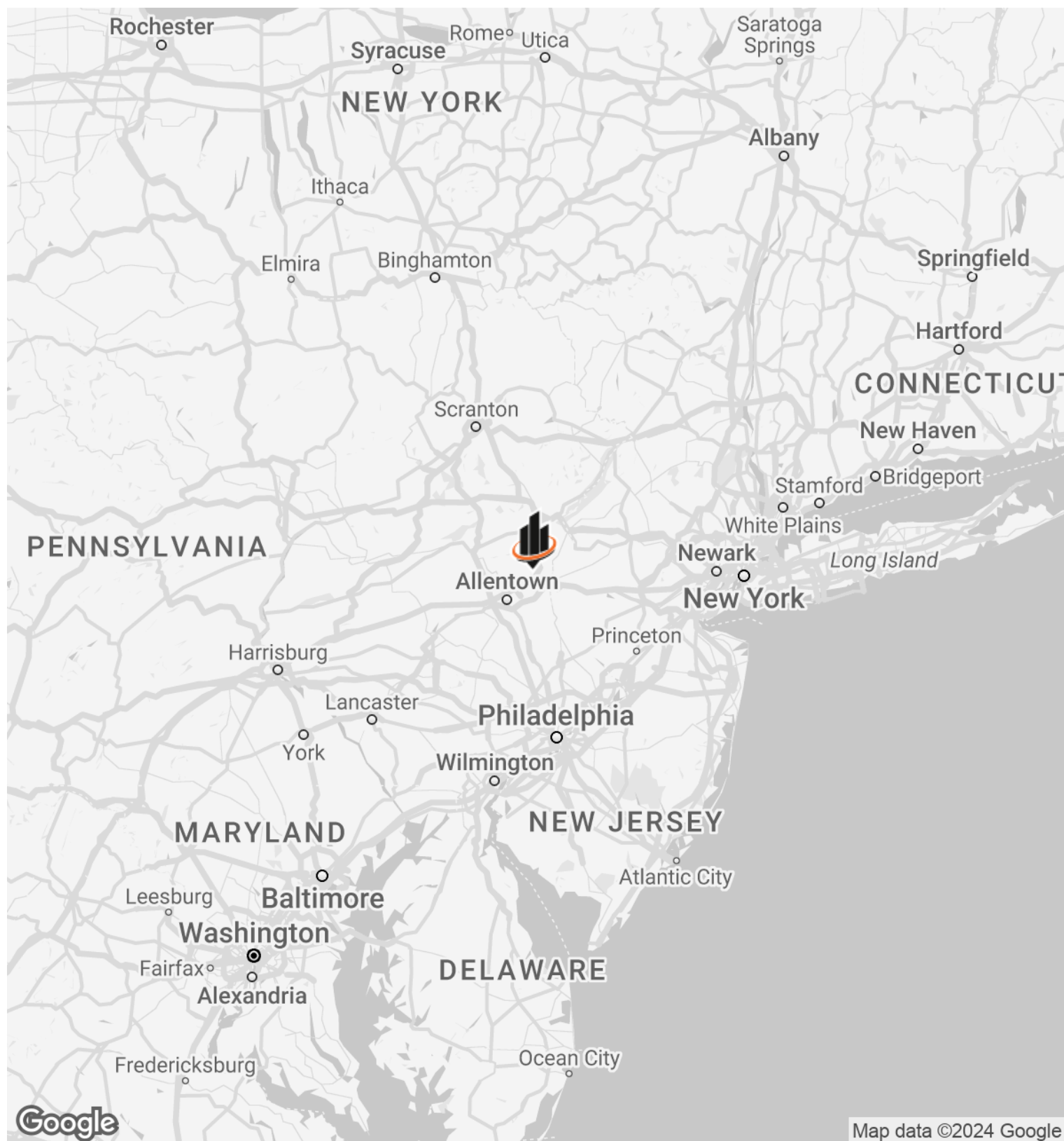
PROPERTY OVERVIEW

2002 professional medical office building with flexible floor plan totaling 37,000 Sq.Ft. Turnkey surgery center on the 3rd floor equipped with 4 operating rooms, pre and post operating rooms, reception areas, treatment rooms, staff lounge with locker rooms, plus clean room and radiology lab. St. Luke's primary care physician leased space on 1st floor.

PROPERTY HIGHLIGHTS

- Surgery Center Fit-out with 4 operating rooms, pre-op area, recovery and staff locker rooms
- Imaging and Radiology
- Multiple beds
- Turnkey treatment rooms with sinks
- Free On-site Parking
- Separate Utilities
- NNN Lease
- Radiology or Veterinaary Clinic
- 37,000 Sq. Ft. Medical Office
- Built 2002

LOCATION MAP



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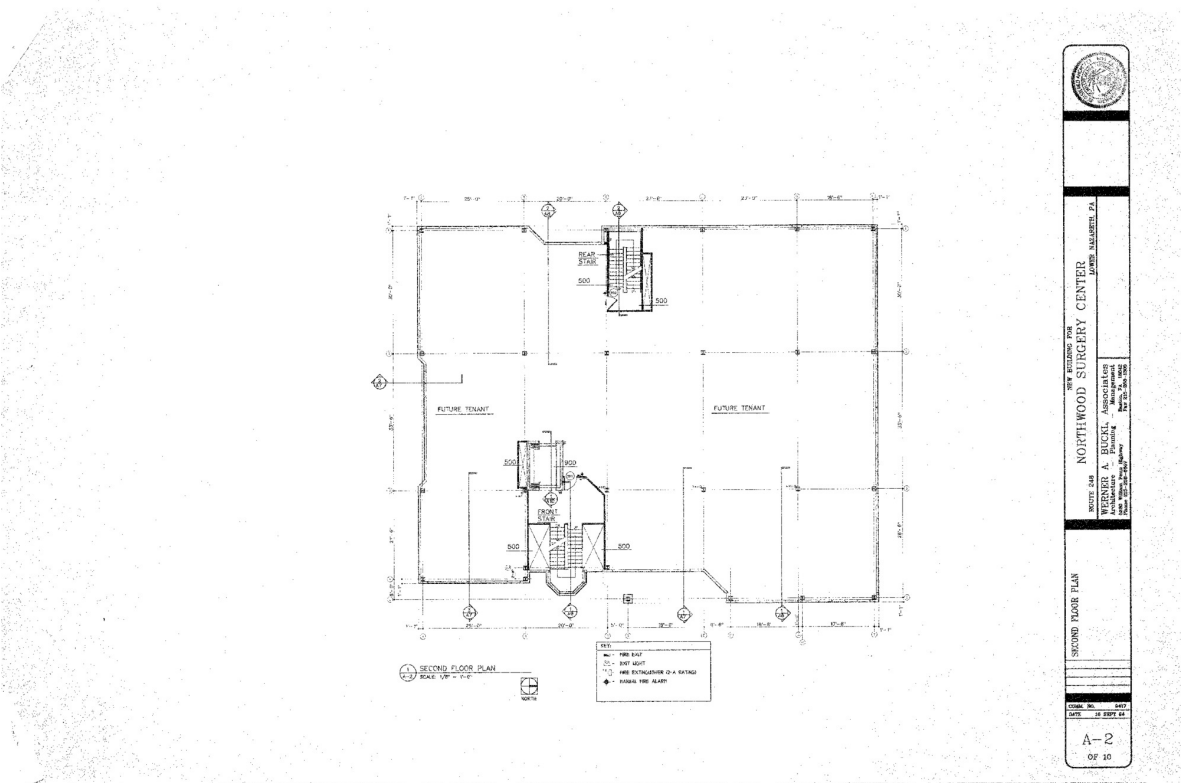
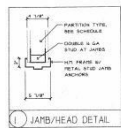
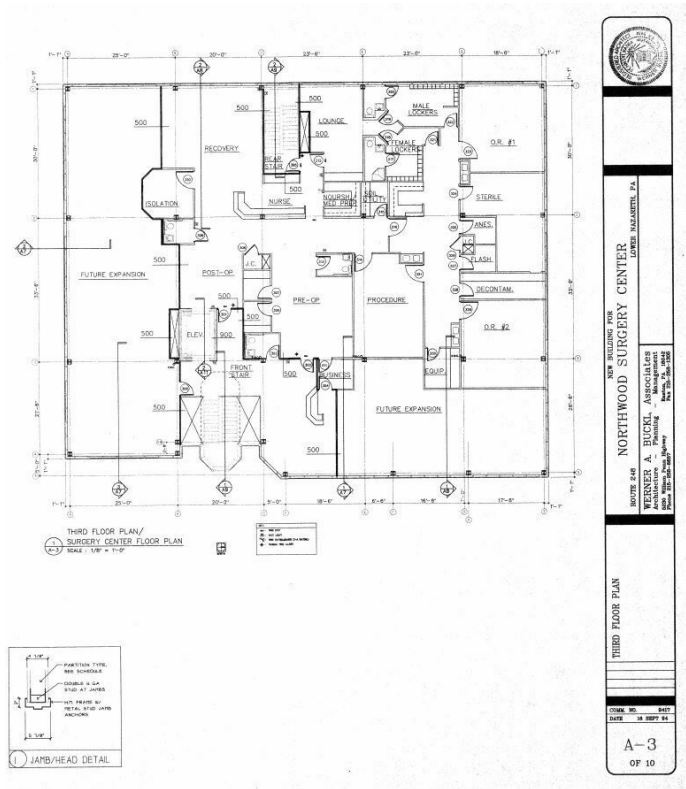
ADDITIONAL PHOTOS



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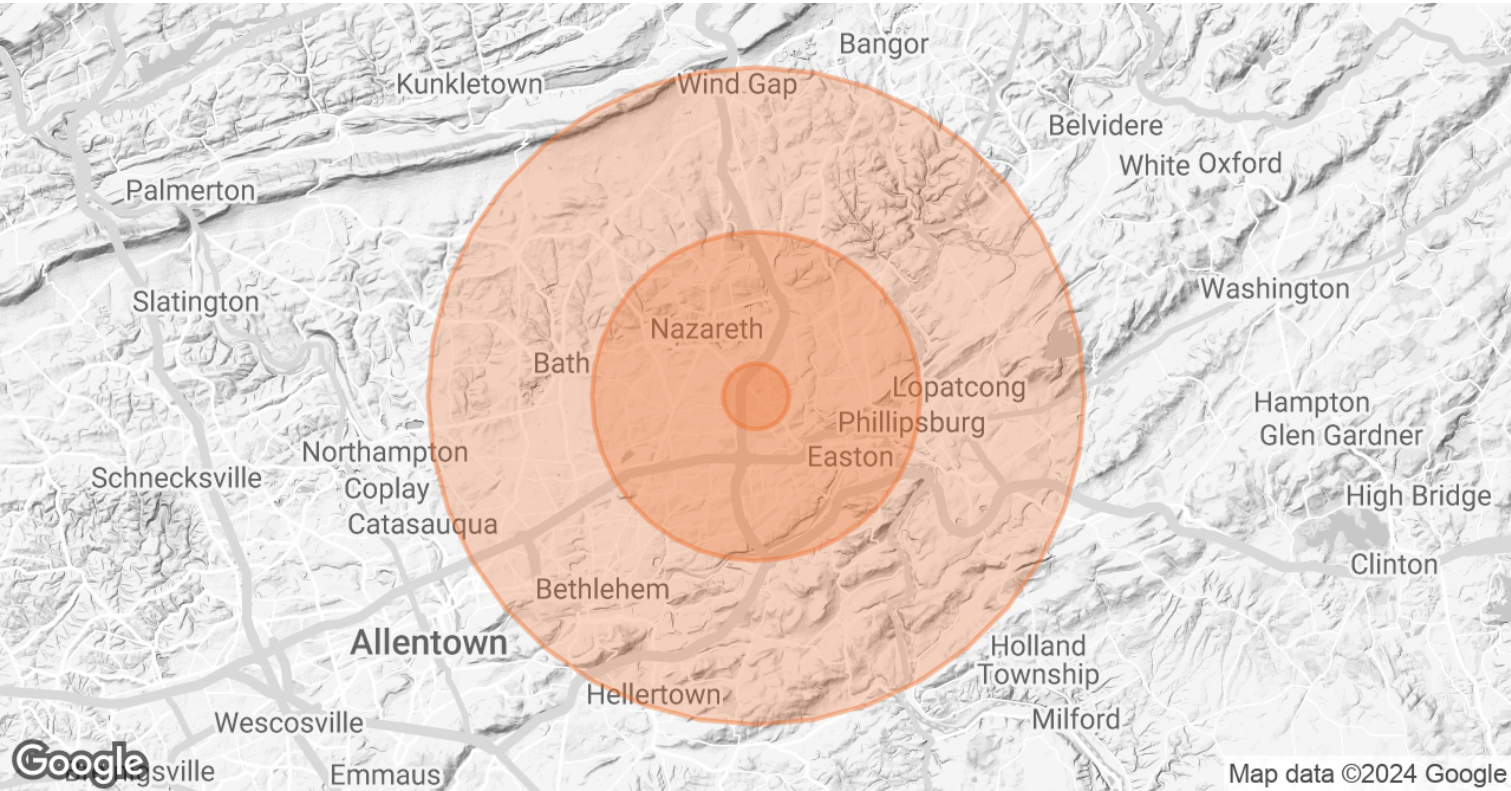
FLOOR PLANS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,091	126,278	311,366
AVERAGE AGE	51.3	42.0	42.2
AVERAGE AGE (MALE)	47.4	39.8	40.6
AVERAGE AGE (FEMALE)	50.9	44.3	44.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,269	50,662	127,582
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$121,913	\$91,870	\$86,947
AVERAGE HOUSE VALUE	\$272,647	\$230,507	\$224,540

2020 American Community Survey (ACS)

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