

RETAIL FOR LEASE

BETHLEHEM RESTAURANT SPACE

1525 Easton Avenue, Bethlehem, PA 18018



AVAILABLE SF:

LEASE RATE: N/A

LOT SIZE: 0.48 Acres

BUILDING SIZE: 9,840 SF

ZONING: Cg-General Commercial

PROPERTY OVERVIEW

Former restaurant space available for immediate lease.

Space is +/-1,800 SF and features walk-in cooler, walk-in freezer, three compartment sink, and two ADA restrooms.

Located in a heavily traveled and highly visible center which is conveniently located in a residential area.

Lot has 32 dedicated parking spaces.

Join Little Caesars, Polished Lounge and Nail Salon, Ruby Cafe, and Salon & Beyond.

Strip Center is located within walking distance of Liberty High School, Moravian College, North East Middle School, and William Penn Elementary School.

Great access to highways Route 22, Route 378 and Schoenersville Road.

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

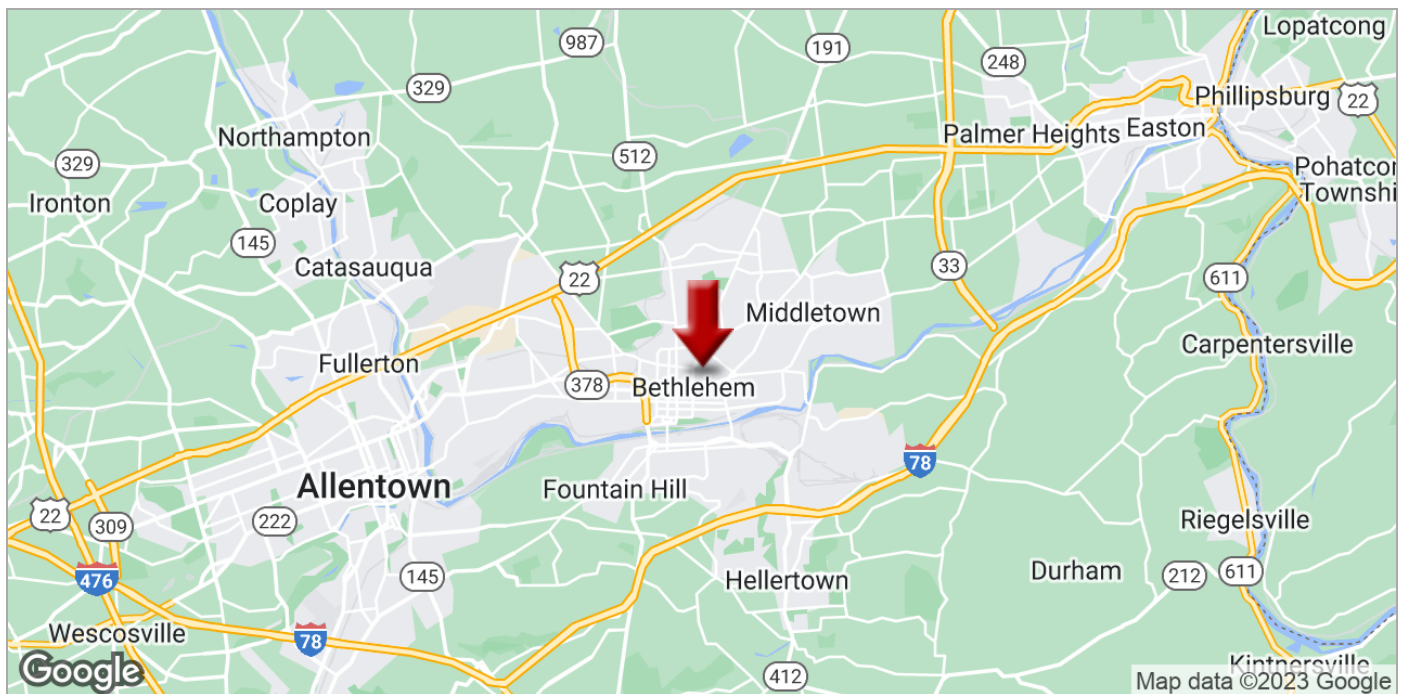
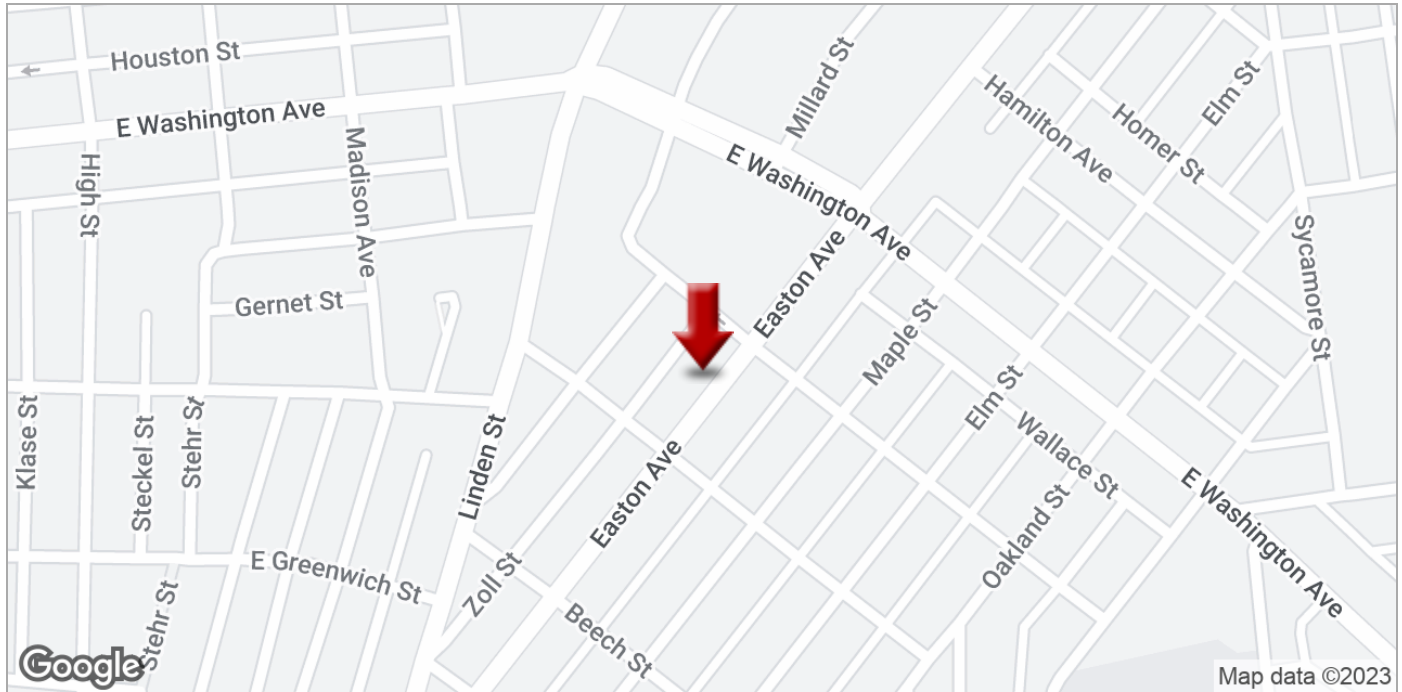
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated TheCommercialPropertyGroup.com

RETAIL FOR LEASE

BETHLEHEM RESTAURANT SPACE

1525 Easton Avenue, Bethlehem, PA 18018



ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

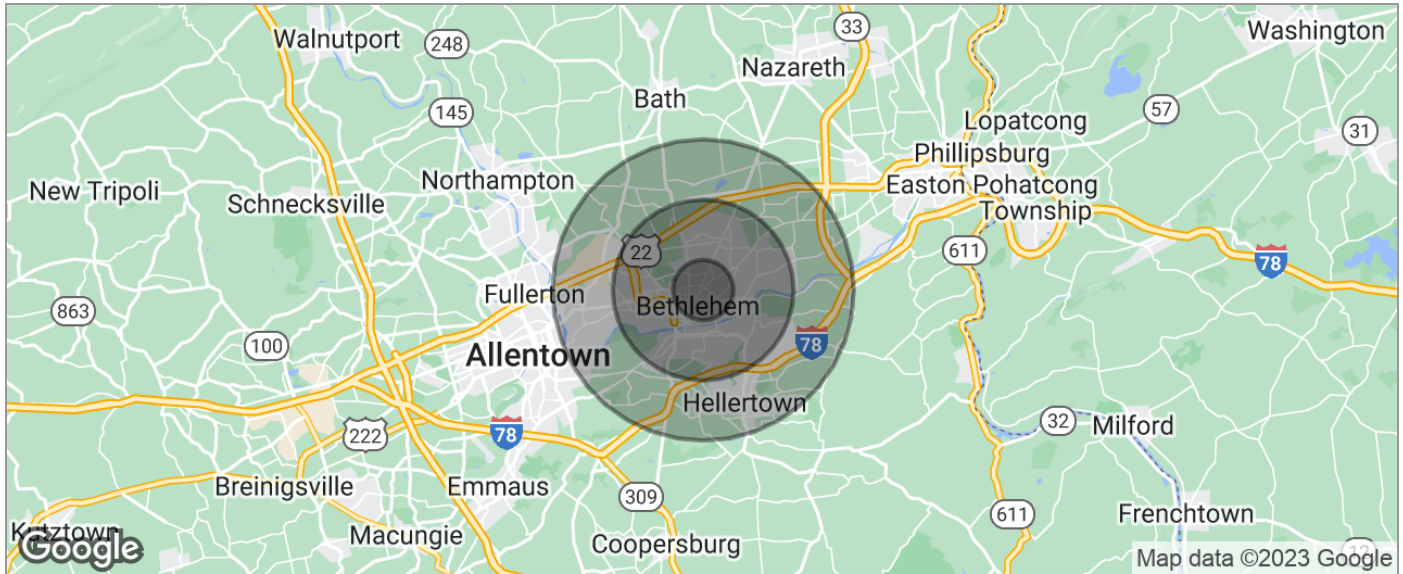
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated TheCommercialPropertyGroup.com

RETAIL FOR LEASE

BETHLEHEM RESTAURANT SPACE

1525 Easton Avenue, Bethlehem, PA 18018



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,764	104,538	179,428
MEDIAN AGE	38.0	37.1	39.2
MEDIAN AGE (MALE)	37.0	36.1	38.0
MEDIAN AGE (FEMALE)	38.7	38.3	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,889	40,770	70,274
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$58,018	\$60,511	\$67,886
AVERAGE HOUSE VALUE	\$192,281	\$223,623	\$249,431

* Demographic data derived from 2020 ACS - US Census

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](https://www.TheCommercialPropertyGroup.com)