

## RETAIL FOR LEASE

# FORMER FREESTANDING DAYCARE FOR LEASE

4005 William Penn Highway, Easton, PA 18045



#### AVAILABLE SF:

LEASE RATE: N/A

LOT SIZE: 0.36 Acres

BUILDING SIZE: 5,998 SF

ZONING: GC-General Commercial

CROSS STREETS: Stones Crossing Road

#### PROPERTY OVERVIEW

Former Daycare Center for Lease. Property features two ADA Restrooms, four small children's toilets, break area with open space on the upper and lower level.

Building is already approved as a childcare facility with outdoor play area. Current Tenant is vacating May 31, 2017. Daycare furniture and fixtures are not included in the lease.

Building can be converted to accommodate many office/retail concepts.

Contact agent today for showing.

Join Senior Solutions, My Sister's Closet, Easton Chiropractic, Quaker Community Pharmacy, Pizza Chef and many more.

ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

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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.

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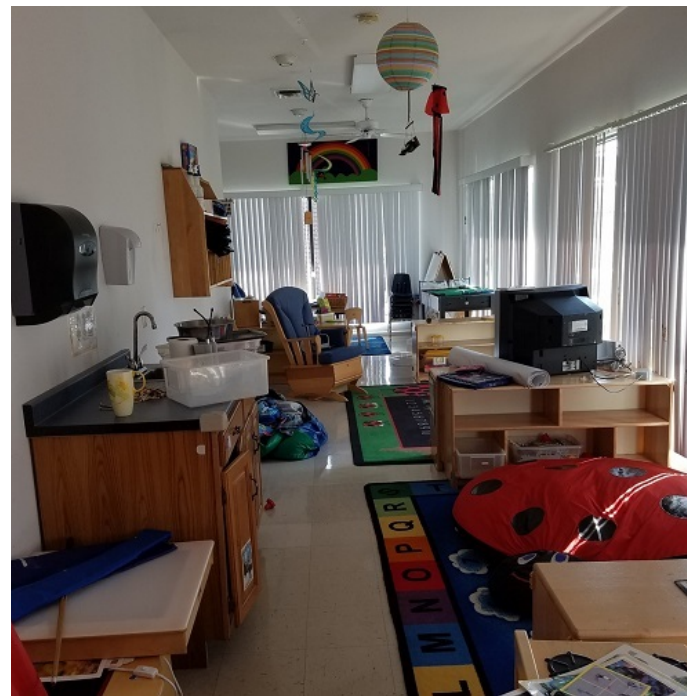
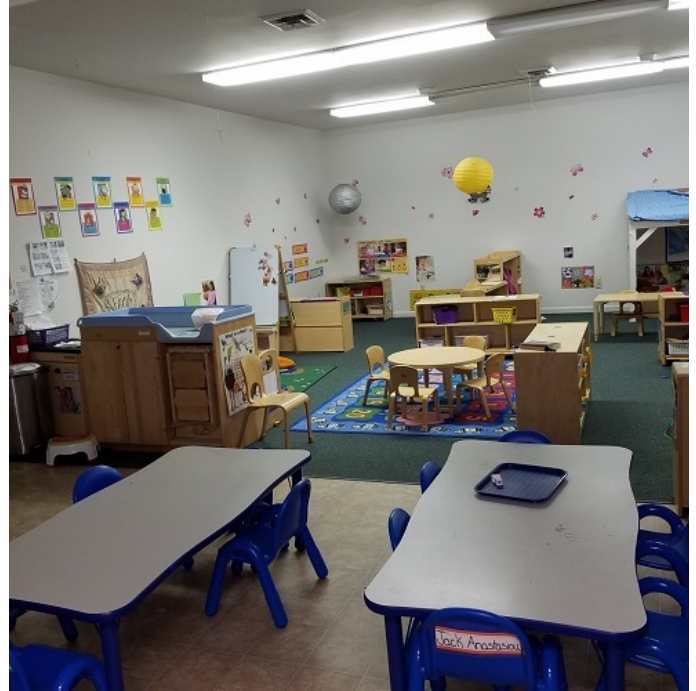
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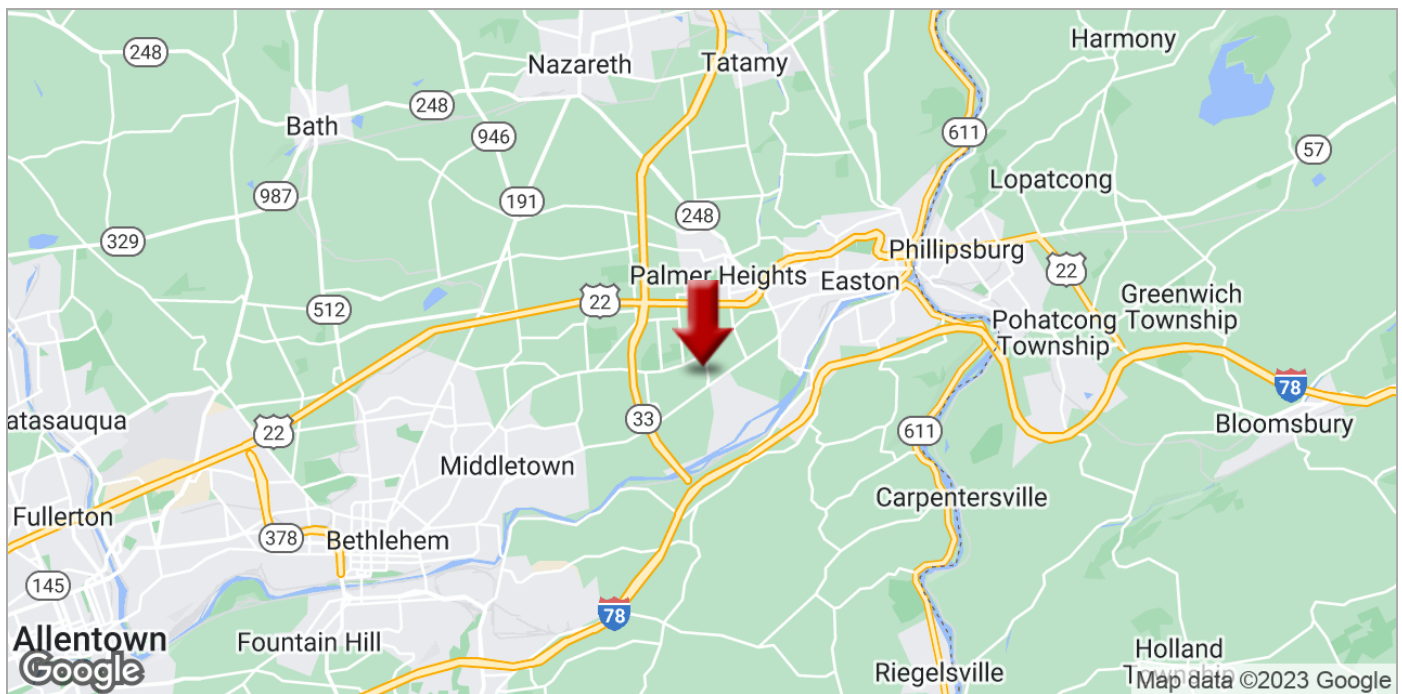
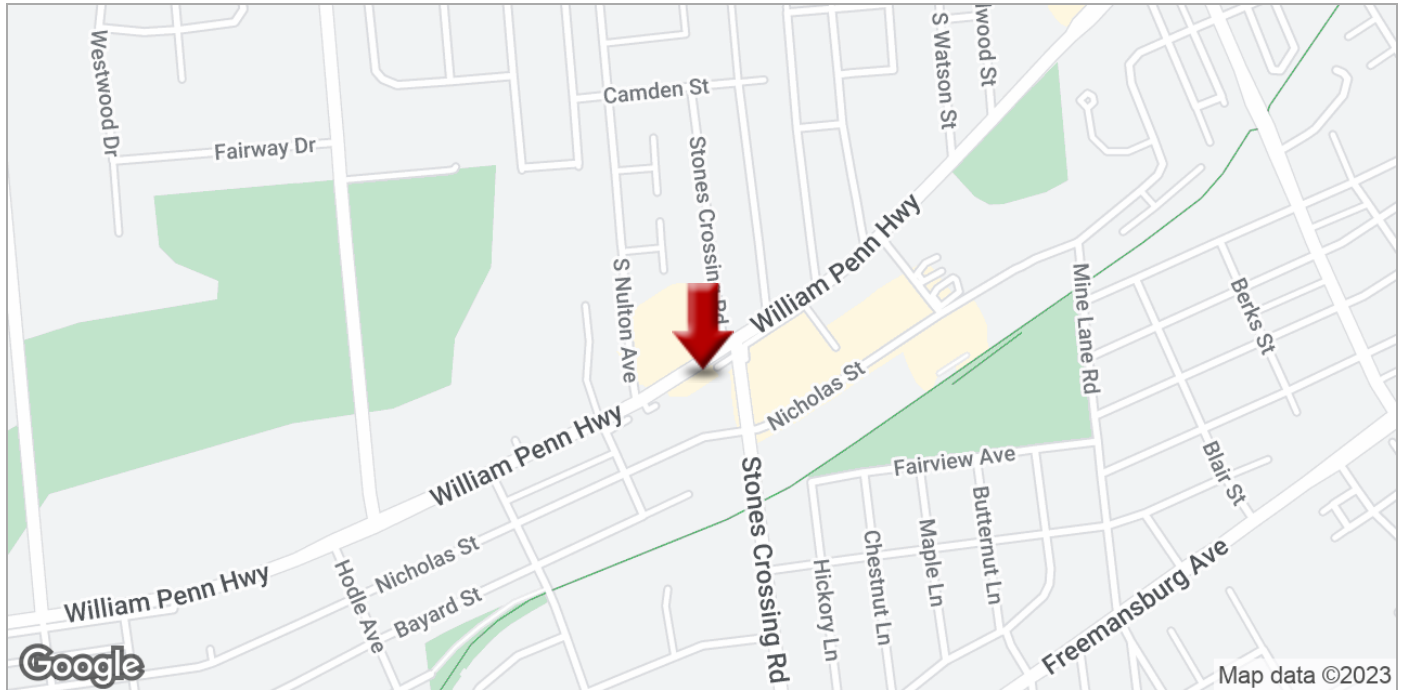
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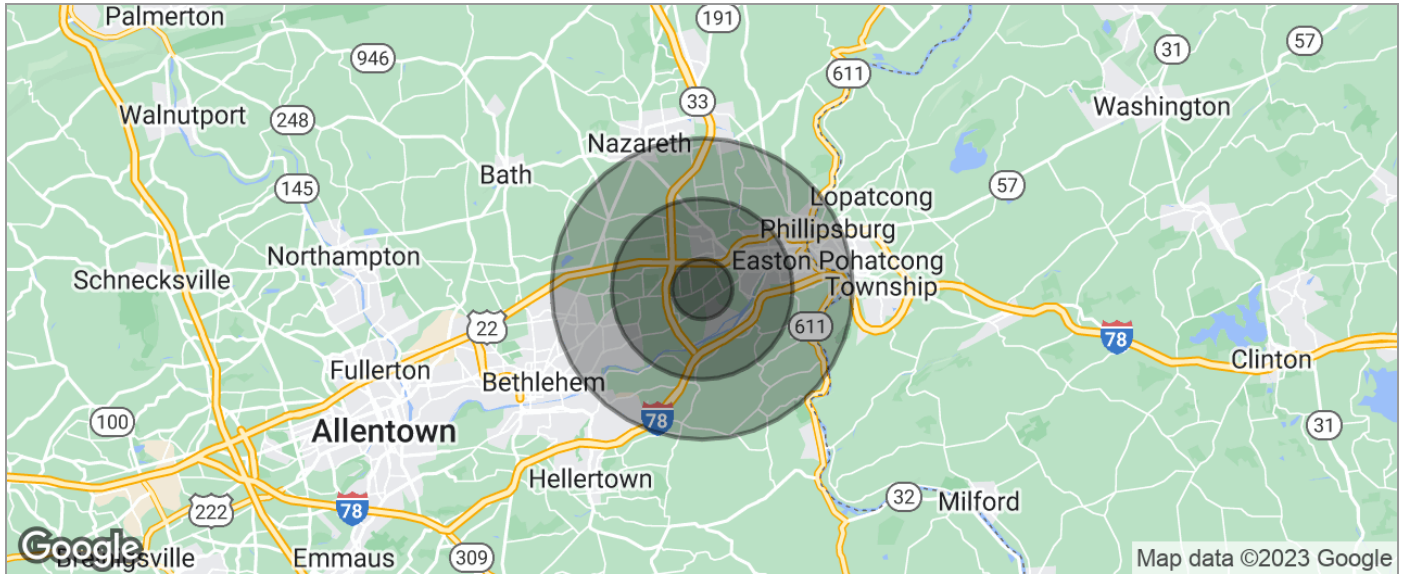
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,712	48,224	119,246
MEDIAN AGE	45.2	41.9	39.9
MEDIAN AGE (MALE)	43.3	40.4	38.5
MEDIAN AGE (FEMALE)	47.4	43.3	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,623	18,885	44,753
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$75,724	\$73,379	\$73,851
AVERAGE HOUSE VALUE	\$283,606	\$254,074	\$263,064

\* Demographic data derived from 2020 ACS - US Census

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