

DUTCHTOWN COMMONS

616-630 Northampton St, Easton , PA 18042



OFFERING SUMMARY

AVAILABLE SF:	13,713 SF
LEASE RATE:	Negotiable
PROPOSED DELIVERY:	2021/2022
BUILDING TYPE:	Mixed Use with apartments over ground floor retail
PARKING:	Private garage and on street
MARKET:	Lehigh Valley

PROPERTY OVERVIEW

A 13,713 Sq Ft anchor space at the base of the now approved, "Dutchtown Commons" mixed-use development - a 7 story, 39 unit apartment building. With 13,713 square feet total, this space allows for a flexible interior layout. With 16-18' high ceilings, more square footage could be made available via a 2nd floor or a mezzanine area.

Perfect location for a supermarket, food cooperative, speciality market, medical office, and more.

PROPERTY HIGHLIGHTS

- Highly visible and travelled Northampton Street Location
- Underserved Community Location with Limited Competition
- "Daytime" population in a one mile radius of the site is a strong 9,350 workforce, and 11,195 workers within a 1.25 mile radius
- Strong site characteristics including excellent visibility, access, signalized corner, and high growth CBD
- Public transit serviced location with six bus routes passing through the immediate intersection.

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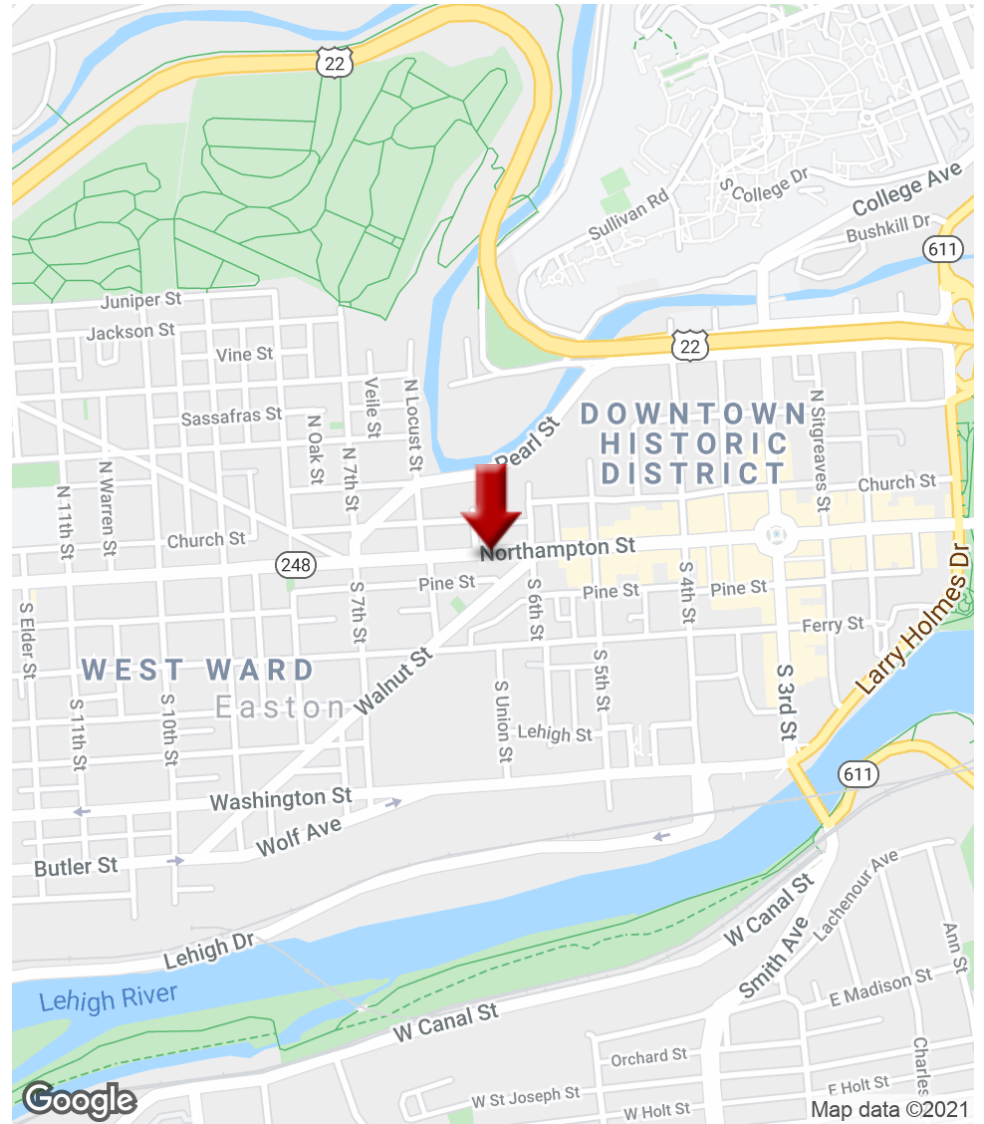
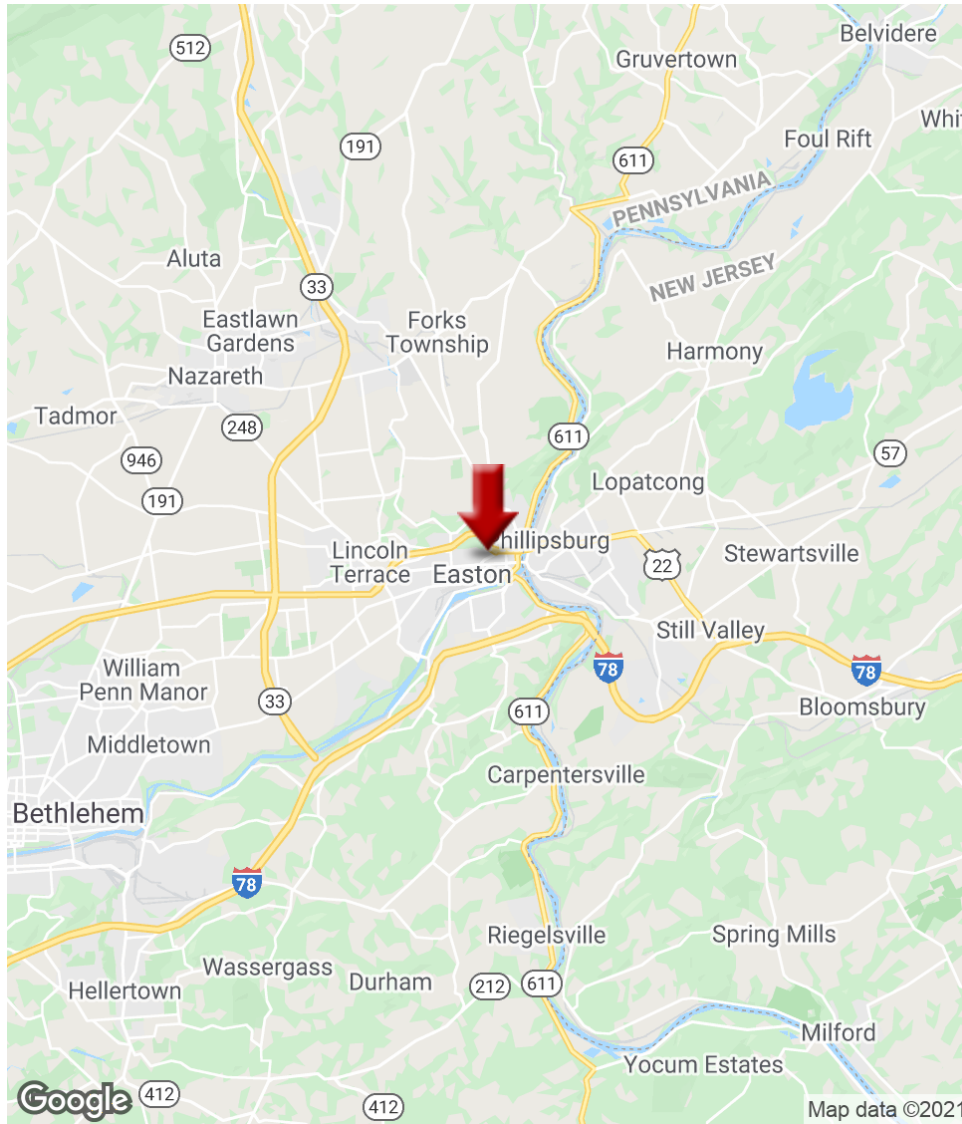
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LOCATION MAPS

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DEMOGRAPHICS

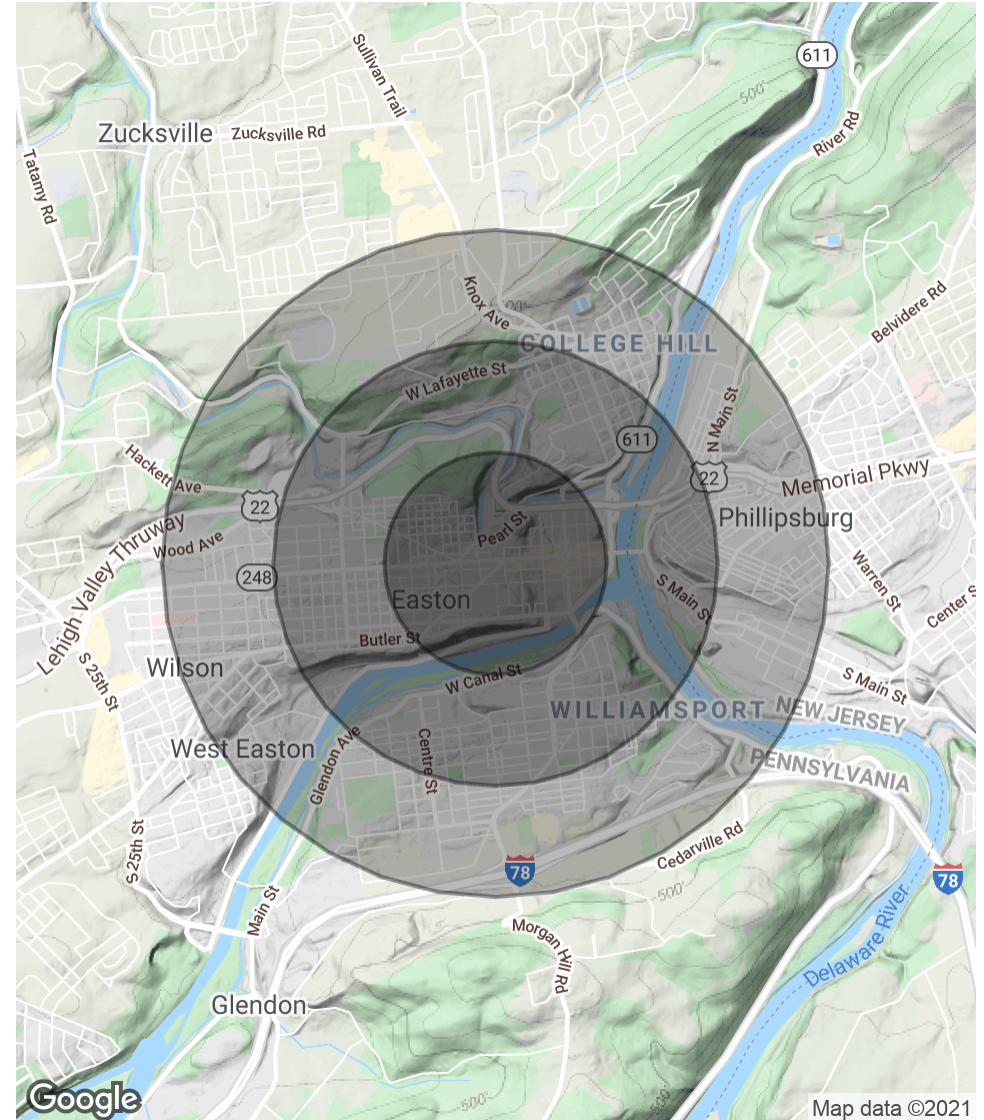
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	6,789	21,801	40,570
Average age	34.0	32.6	33.5
Average age (Male)	31.2	30.4	31.4
Average age (Female)	40.5	36.8	36.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	2,169	7,304	14,231
# of persons per HH	3.1	3.0	2.9
Average HH income	\$42,556	\$49,300	\$52,807
Average house value	\$110,504	\$127,720	\$150,304

* Demographic data derived from 2010 US Census



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