

STRIP CENTER FOR LEASE

CROWN PLAZA

1315 Tatamy Rd., Easton, PA 18045



OFFERING SUMMARY

AVAILABLE SF:	1,712 - 4,000 SF
LEASE RATE:	\$12.00 - 14.00 SF/yr (NNN)
BUILDING SIZE:	17,836 SF
ZONING:	MDR

PROPERTY OVERVIEW

Crown Plaza- Retail/C-Store and Child Care space 4,000 SF (Divisible) Convenience/Grocery store or retail/office space opportunity in growing residential area. 3,425 SF Daycare available for lease Can be demised to 1,712 SF. Space is currently built out.

Crown Plaza is a convenience strip center located in Palmer Township (Easton), PA. Very rapidly growing residential population. Excellent visibility. Ample onsite parking. Easy ingress/egress. Excellent opportunity for grocery/convenience store, day care, hair salon/spa, office/professional/medical uses, tanning and more.

Join great tenantsThe Breakfast Table, Stroehmann Bakery Outlet, Yu Nails and Cousins Pizza.

Located at Intersection of Tatamy Road & Corriere Drive in Palmer Township, PA. Close proximity to Routes 248 & 33.

PROPERTY HIGHLIGHTS

- Great population density surrounding strip center
- Flexible lease terms and competitive rental rates
- Busy center with great Co-Tenants

ALLENTOWN, PA



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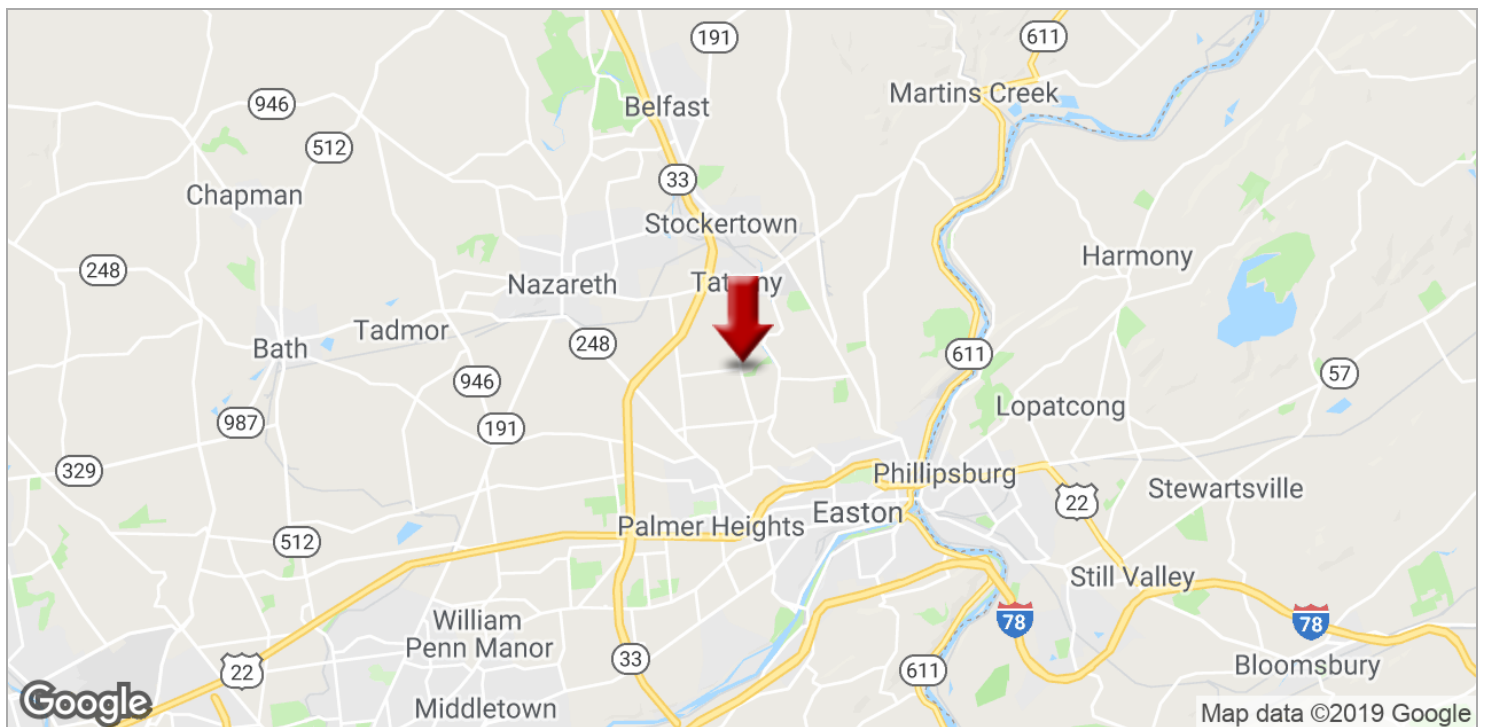
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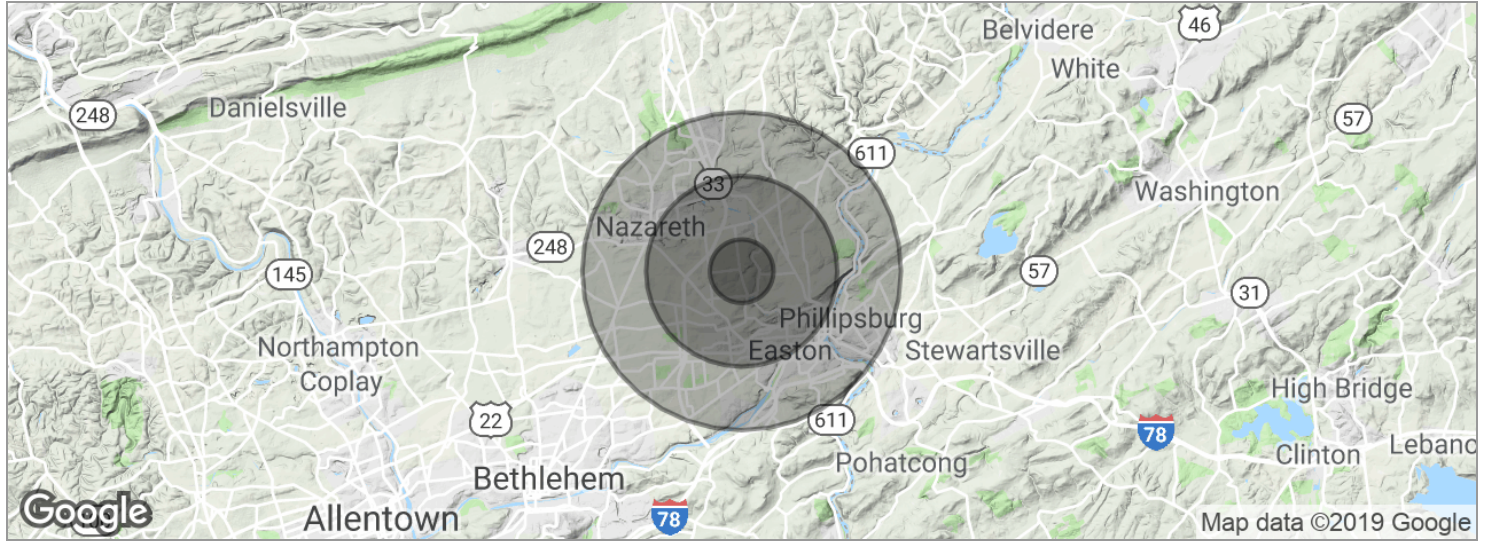
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,928	49,502	125,638
Median age	41.1	39.1	39.1
Median age (male)	41.1	38.3	37.8
Median age (Female)	41.2	40.1	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,545	18,813	47,281
# of persons per HH	2.5	2.6	2.7
Average HH income	\$85,297	\$74,297	\$70,340
Average house value	\$291,526	\$246,705	\$240,644

* Demographic data derived from 2010 US Census

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