

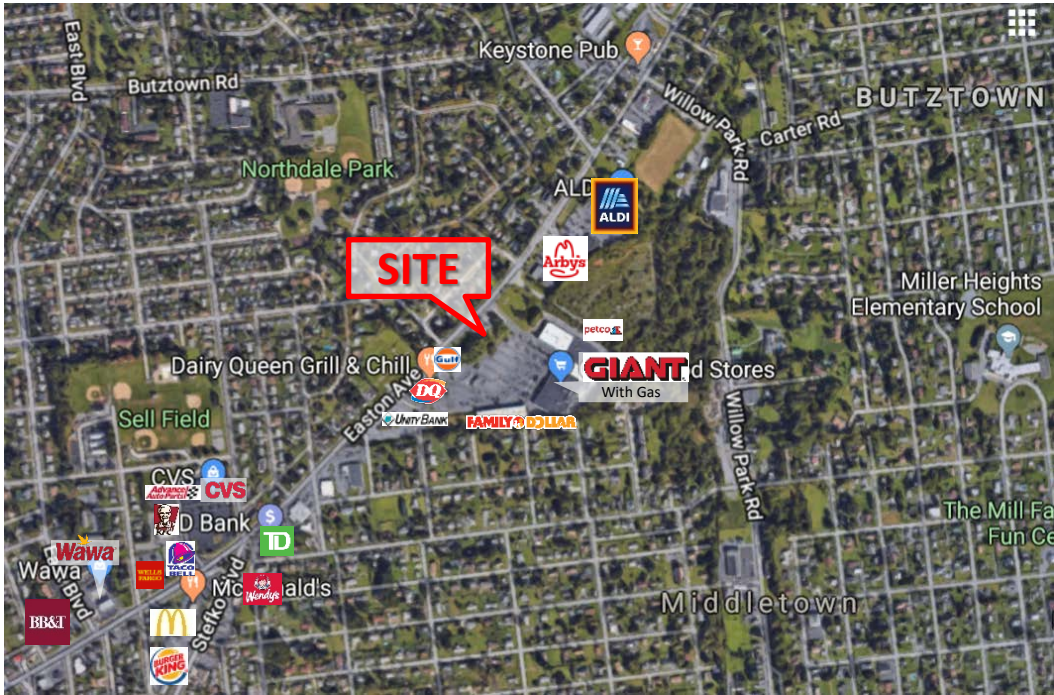


Eagle Realty USA

For Sale or Lease!

2926 Easton Avenue, Bethlehem Township, PA

Aerial Link: <https://goo.gl/maps/ptkDwqenkSTKvzo56>



- UNDER CONTRACT!
- Former fuel and convenience location
- Redevelopment opportunity
- +/- 1.29 acres
- Pylon sign
- Full ingress/egress
- Traffic Count: AADT 16,595 PennDot 2017
- Zoning: GC & Commercial Enhancement Overlay

Zoning Link GC :

<https://www.ecode360.com/13371884>

Zoning Link Commercial Enhancement Overlay:

<https://www.ecode360.com/13374687>

- Permitted Uses Include: banks, fast food with drive thru, restaurant, fuel service station, convenience stores, retail
- Area Retailers Include: Giant, Aldi, Petco, Family Dollar, Arby's, Wendy's, KFC, McDonalds, Burger King, Taco Bell, Wawa, Unity Bank, TD Bank, Wells Fargo and more
- Demos:

Radius:	Population:	Housing Units:	Median Income:
1 Mile	13,682	5,847	\$62,572.00
3 Mile	63,883	26,567	\$58,886.00
5 Mile	135,809	54,981	\$55,950.00

- Source: Demographix

Eagle Realty USA

Licensed Real Estate Broker

3 Laurel Drive, Suite A

Flanders, NJ 07836

"We Close Deals... That's the Bottom Line"

For More Information Please Contact:

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AERIAL VIEW

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SITE PHOTOS

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TAX MAP

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