



2695 Freemansburg Ave

Easton, Pennsylvania 18045

Property Highlights

- Fully leased investment opportunity
- Established commercial tenants
- Located in stable and desirable area of the Lehigh Valley market

Property Overview

Well-maintained mixed-use investment property offering a diversified income stream from two first-floor commercial tenants and two second-floor residential units. The fully leased building provides immediate cash flow, with each space featuring direct tenant access. Positioned at a prominent signalized intersection in Palmer Township, the property benefits from excellent visibility, strong and stable surrounding demographics, plus convenient access to major retail and residential neighborhoods.

Offering Summary

Sale Price:	Subject To Offer
Building Size:	5,368 SF
Lot Size:	0.46 Acres

For More Information

Michael Adams, SIOR

O: 610 871 1701
madams@naisummit.com

Sarah Finney Miller

O: 610 871 1719
sfinney@naisummit.com

Collin Holben

O: 610 871 1691
cholben@naisummit.com

Location Information

Street Address	2695 Freemansburg Ave
City, State, Zip	Easton, PA 18045
County	Northampton

Building Information

Building Size	5,368 SF
Tenancy	Multiple
Number of Floors	2
Year Built	1948

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	8

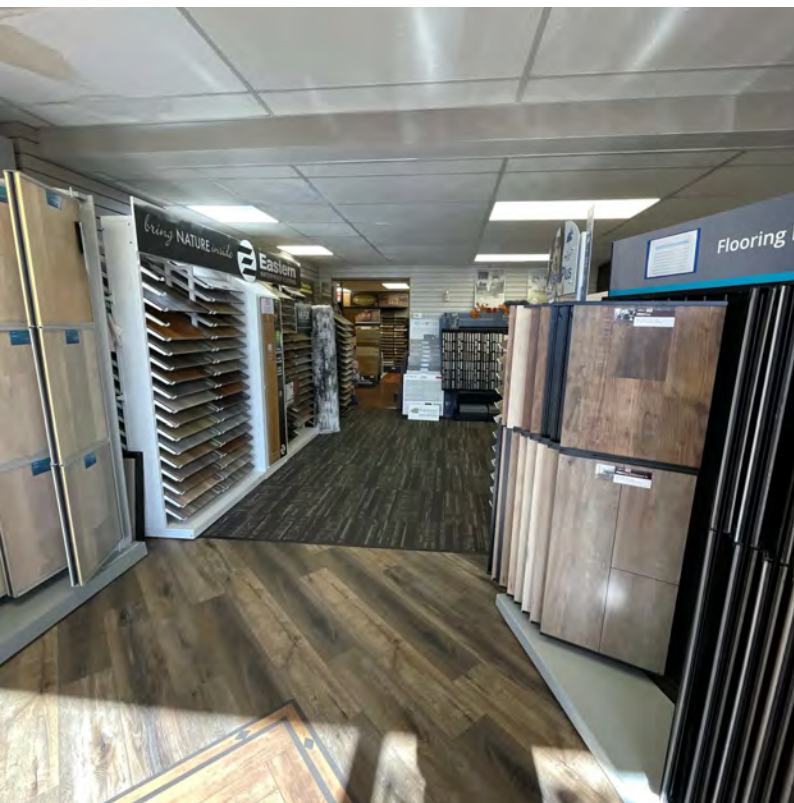
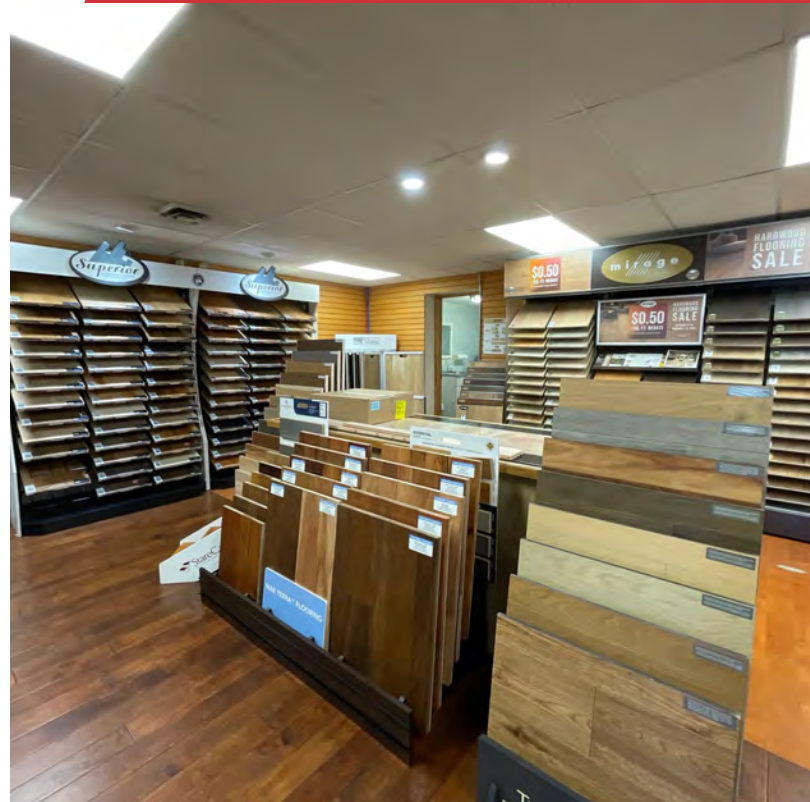
Property Information

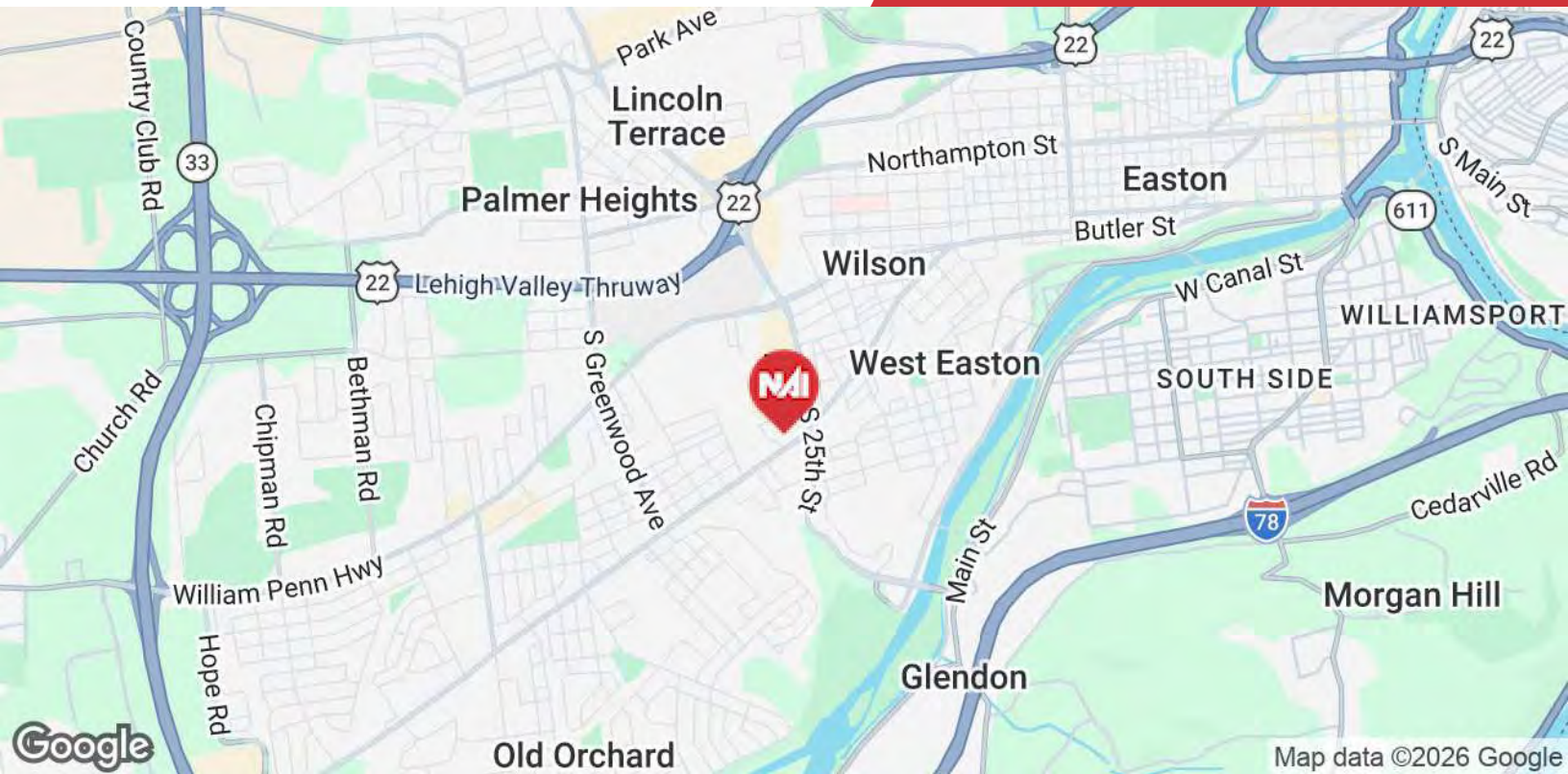
Property Type	Yes
Property Subtype	Free Standing Building
Zoning	General Commercial
Lot Size	0.46 Acres
Corner Property	Yes

Tenant Suite Sizes

Design Floors	2,950 SF
ML's Hair Salon	900 SF
Residential Unit 1	900 SF
Residential Unit 2	480 SF







Column 1

Column 1	Time	Miles
Route 22	5 min	1.4 miles
Route 33	6 min	2.5 miles
I-78 E	7 min	3.2 miles
Phillipsburg, NJ	10 min	5 miles
Lehigh Valley Int'l Airport	20 min	12.8 miles

Location Advantages

- Convenient to Route 22 in the Palmer area of Easton, PA.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

Michael Adams

Senior Vice President / Broker of Record

O: 610 871 1701

madams@naisummit.com

Sarah Finney Miller

Senior Vice President

O: 610 871 1719

sfinney@naisummit.com

Collin Holben

Associate

O: 610 871 1691

cholben@naisummit.com