

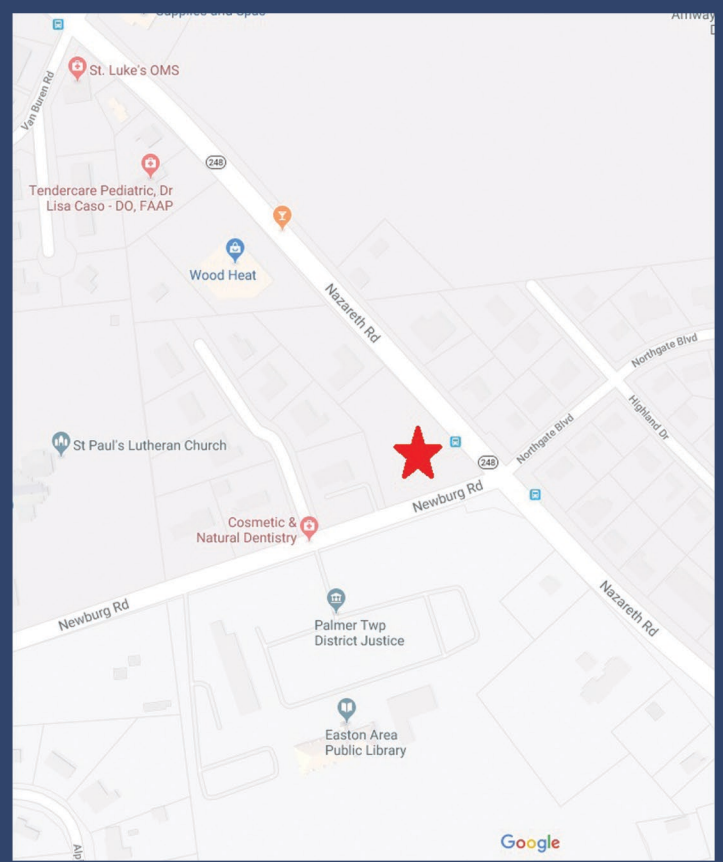
# 3310 NAZARETH ROAD | Palmer Township | Easton, PA



## 1.05 ACRES OF COMMERCIAL LAND FOR SALE OR LEASE

### PROPERTY FEATURES

- 1.05 Acres Commercial Land
- Zoning: LDR-Low Density Residential w/Rte. 248 Overlay
  - Allows for uses by right: Crop farming or orchard, nature preserve, golf course, or single-family dwelling
  - Conditional uses permitted within Overlay: Professional offices such as Doctors, Dentists, CPA, Law, Therapist and Counseling, Insurance, and Real Estate.
- Former site of Palmer Nursery
- Conveniently located on Route 248 just 1.5 miles from Route 33 and Route 22
- Excellent visibility from both directions on Route 248
- Parcel has partial curbing and paved driveway
- Surrounded by popular retail and restaurant locations such as: Sheetz, CVS, Moe's Southwest Grill, First Commonwealth FCU, Target, WalMart, Sam's Club, Kohl's, Wegmans, Applebees, Red Robin, and many more.



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population*	5,213	51,449	128,694
Avg. HH Income +	\$95,098	\$81,003	\$85,275
Total Businesses +	426	2,437	5,738
Total Employees +	4,509	25,557	59,352

\*based on 2010 Census

+based on 2017 CoStar demographic information



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