

5250 FREEMANSBURG AVE  
EASTON, PA 18045

FOR  
LEASE

AVAILABLE:

3,500 SF-  
\$10/SF NNN

4,400 SF-  
\$17/SF NNN

**ZONING - MDR**

Medium Density  
Residential and  
Neighborhood  
Enhancement  
Overlay District:  
Medical, Office and  
Residential are  
permitted.



**LEASE OPPORTUNITY**

Flexible space available for lease!  
Zoning is Medium Density Residential and Neighborhood  
Enhancement Overlay District-  
Medical, Office and Residential are permitted.

Building is three levels with lower level (available), ground floor  
(dental practice) and second floor (available). The property was  
built in 2015. The second floor is in shell condition with  $\pm$  4,400  
SF with open elevator access. The lower level is perfect for a  
multitude of uses including fitness, yoga, office/professional  
uses and so much more.

Property is situated on the corner of Freemansburg Avenue and  
Farmersville Road in Bethlehem Township.

- 13,977 SF
- Parking: 31 Spaces
- 1.34 Acres
- Lower Level- Separate Entrance

James Balliet, President  
C 610-972-6808  
James@JBPropertyGroup.com

Ryan McGeehan, Associate Broker  
C: 484-695-6120  
Ryan@JBPropertyGroup.com

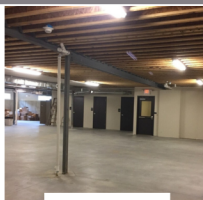
 **James Balliet**  
PROPERTY GROUP

www.JBPropertyGroup.com  
Office: 610-435-1800  
1605 N Cedar Crest Blvd, Ste 309  
Allentown, PA 18104

**kw**

**KELLERWILLIAMS**  
REAL ESTATE

\*Each office is independently owned and operated.



Lower Level



2nd Floor



Ground Floor

**kww**

**KELLERWILLIAMS**  
REAL ESTATE

Ryan McGeehan  
Associate Broker  
O 610-435-1800  
C 484-695-6120

 **James Balliet**  
PROPERTY GROUP

James Balliet  
President  
O 610-435-1800  
C 610-972-6808

Ryan@JBPropertyGroup.com

James@JBPropertyGroup.com

www.JBPropertyGroup.com