

PALMER PARK MALL

EASTON, PA



ANCHOR SPACE FOR LEASE

JAMES BALLIET

ANCHOR TENANT LEASING

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Palmer Park Mall

**THE JAMES BALLIET PROPERTY GROUP
KELLER WILLIAMS REAL ESTATE**

1605 N CEDAR CREST BLVD
SUITE 309
ALLENTOWN, PA 18104



Palmer Park Mall



Palmer Park Mall

Palmer Park Mall is 457,734 SF and is anchored by Boscov's Department Store, located in Easton, PA.



Fabulous anchor position available at Palmer Park Mall.



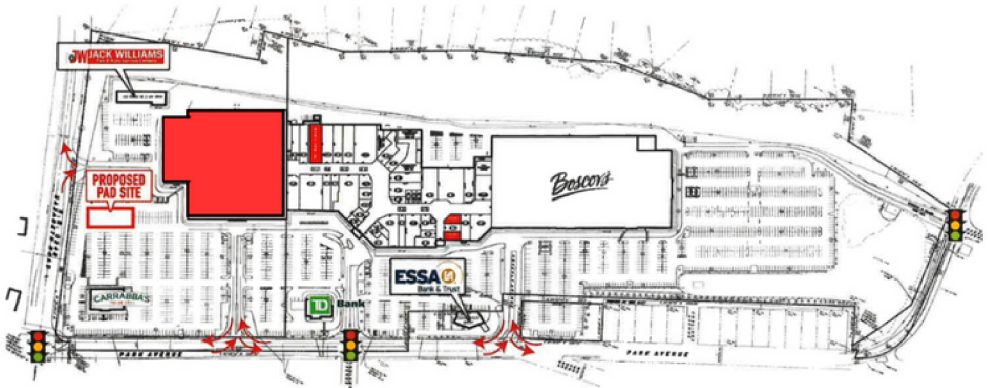
The store was formerly a Bon-Ton Department store and is currently occupied by short term furniture Tenant. 122,125 total SF available. Great space for grocery concepts, home improvement, entertainment, medical and much more.

The available anchor space has outside and interior mall entrances.

There are 55 stores within the Mall.

Owner will consider major renovations, and space is divisible for credit tenants.





■ 122,125 SF Available Space
Divisible for Credit Tenant

Income & Spending Demographics

146 Palmer Park Mall

DEMOGRAPHICS

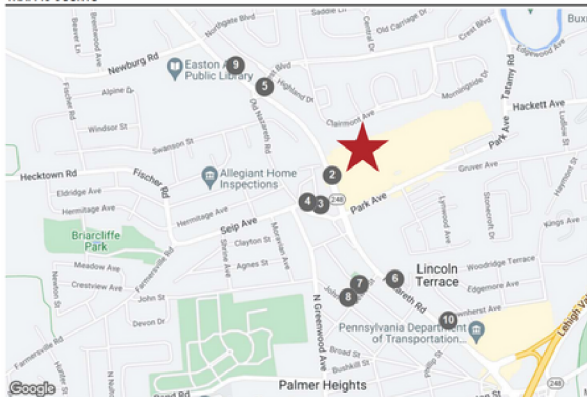


	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population					
Population	7,872	72,871	145,230	324,004	124,385
5-Yr Growth	1.3%	0.5%	1.0%	0.8%	0.9%
Median Age	47	45	42	42	41
5-Yr Forecast	47	41	42	42	42
White / Black / Hispanic	77% / 4% / 13%	65% / 10% / 19%	69% / 9% / 16%	70% / 7% / 18%	68% / 9% / 17%
5-Yr Forecast	77% / 4% / 13%	65% / 10% / 19%	69% / 9% / 16%	70% / 7% / 18%	68% / 9% / 17%
Employment	3,049	31,645	60,449	160,535	64,723
Buying Power	\$333.4M	\$2.2B	\$4.6B	\$9.8B	\$3.9B
5-Yr Growth	1.5%	0.5%	1.0%	0.8%	1.1%
College Graduates	36.1%	31.3%	32.8%	31.7%	30.6%
Household					
Households	3,126	27,087	54,682	124,244	46,637
5-Yr Growth	1.3%	0.5%	1.0%	0.9%	0.9%
Median Household Income	\$106,857	\$81,527	\$84,958	\$78,368	\$84,007
5-Yr Forecast	\$106,829	\$81,551	\$84,950	\$78,337	\$84,167
Average Household Income	\$128,831	\$154,338	\$106,880	\$100,853	\$105,967
5-Yr Forecast	\$129,387	\$154,331	\$106,584	\$100,746	\$105,862
% High Income (>\$75K)	67%	54%	50%	52%	55%
Houseing					
Median Home Value	\$268,926	\$247,787	\$265,307	\$265,798	\$261,873
Median Year Built	1969	1970	1967	1967	1968
Owner / Renter Occupied	87% / 13%	66% / 34%	68% / 32%	67% / 33%	67% / 33%

	1 Mile	3 Miles	5 Miles	10 Min. Drive
2022 Households by HH Income				
<\$25,000	3,126	27,087	54,682	46,637
\$25,000 - \$50,000	145	4,64%	2,881	10,63%
\$50,000 - \$75,000	368	11.77%	4,659	17.19%
\$75,000 - \$100,000	509	16.38%	5,028	18.55%
\$100,000 - \$125,000	456	12.98%	3,763	13.89%
\$125,000 - \$150,000	507	16.22%	3,464	12.79%
\$150,000 - \$200,000	372	11.90%	2,440	9.07%
\$200,000 - \$250,000	314	10.04%	1,984	7.32%
\$250,000 - \$300,000	505	16.15%	2,880	10.63%
\$300,000 - \$400,000	108	3.38%	1,016	3.71%
\$400,000 - \$500,000	108	3.38%	1,016	3.71%
\$500,000 - \$750,000	108	3.38%	1,016	3.71%
\$750,000 - \$1,000,000	108	3.38%	1,016	3.71%
\$1,000,000 - \$1,500,000	108	3.38%	1,016	3.71%
\$1,500,000 - \$2,000,000	108	3.38%	1,016	3.71%
\$2,000,000 - \$3,000,000	108	3.38%	1,016	3.71%
\$3,000,000 - \$5,000,000	108	3.38%	1,016	3.71%
\$5,000,000 - \$10,000,000	108	3.38%	1,016	3.71%
\$10,000,000 - \$25,000,000	108	3.38%	1,016	3.71%
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TRAFFIC COUNTS



TRAFFIC COUNTS

S 25th St/PkAve	13.5K
S 25th St/Park Ave	13.6K
Old Nazareth Road/Maplecroft Ave	5.8K
Nazareth Rd/Maplecroft Ave	5.8K

COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S 25th St	PkAve - SE	13,451	2022	0.10 mi
2 S 25th St	Park Ave - SE	13,637	2020	0.10 mi
3 Old Nazareth Road	Maplecroft Ave - W	5,845	2022	0.19 mi
4 Nazareth Rd	Maplecroft Ave - E	5,781	2022	0.20 mi
5 Nazareth Road	Nazareth Rd - NW	14,787	2022	0.32 mi
6 Nazareth Road	Aicher Dr - SE	7,405	2022	0.37 mi
7 Jewel St	Stephens St - NE	536	2022	0.37 mi
8 Jewel Street	John St - NE	549	2022	0.41 mi
9 S 25th St	Crest Blvd - SE	13,655	2022	0.42 mi
10 S 25th St	Phillip St - SE	13,656	2022	0.53 mi