SHOPPES AT TRAILSIDE VILLAGE

21-22 Trailside Drive | Easton | Northampton County | Pennsylvania





1,200 UP TO 13,374 SF (+/-) OF RETAIL AND OFFICE/MEDICAL SPACE FOR LEASE IN FORKS TOWNSHIP, PA

COMING Q1 2027 | NOW PRE-LEASING

FEATURES

- Located within Trailside Village, a new mixed-use community featuring 420 luxury apartments on-site that provide a built-in customer base and deliver consistent foot traffic to your business
- Two buildings offering 25,000 sf (+/-) of ground-level retail and office/medical space for lease
- Optional built-to-suit and turn-key floor plans available
- Individually metered utilities for each suite
- High-speed internet access available
- Prime visibility and access along Rt. 33 with 9,927 (+/-) vehicles passing the center daily
- Prominent signage opportunities
- Dedicated customer parking available on-site with handicap accessibility
- EV charging stations
- Fully signalized intersection

DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population	10,075	86,882	125,805
Households	3,486	32,554	48,379
Average Household Income	$131,321	$104,731	$110,672

11/21

SUITE SIZES FOR LEASE

1,200 UP TO 13,374 SF (+/-)

(908) 874-8686 | LarkenAssociates.com

Brokers Protected

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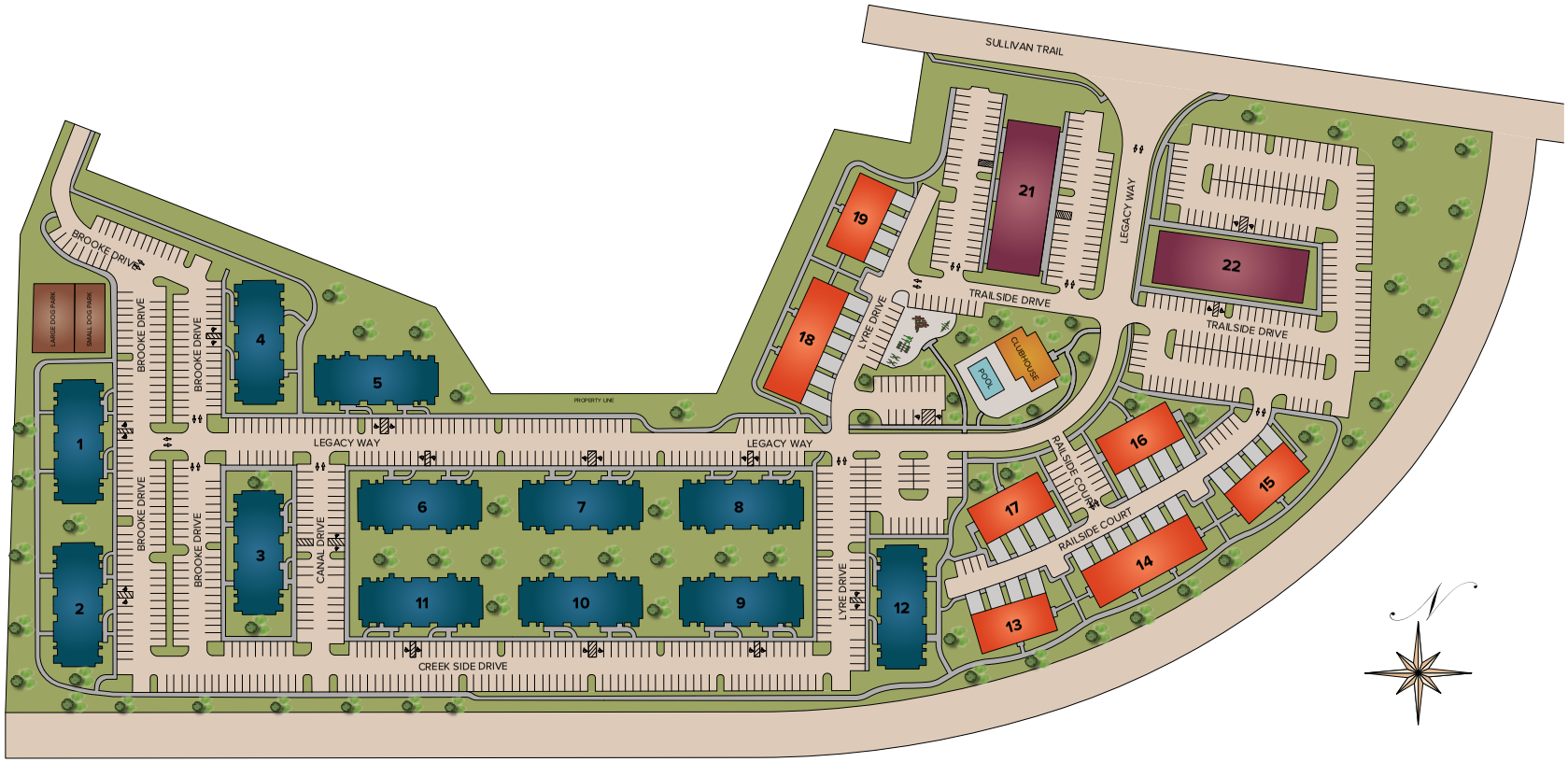
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COMMERCIAL SPACE & ELEVATOR APT. BUILDINGS

GARDEN APT. BUILDINGS

GARAGE APT. BUILDINGS

COMMUNITY CLUBHOUSE



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BUILDING 21: 13,314 SF (+/-)

FIRST FLOOR RETAIL & OFFICE/MEDICAL SPACE

- Building is 63 feet deep
- Full access to front of building
- Parking in front for office use
- EV charging stations available for tenant use

BUILDING 22: 13,373 SF (+/-)

FIRST FLOOR RETAIL & OFFICE/MEDICAL SPACE

- Building is 63 feet deep
- Full access to front and rear of building
- Good visibility from Sullivan Trail
- Parking in front and rear of building
- EV charging stations available for tenant use



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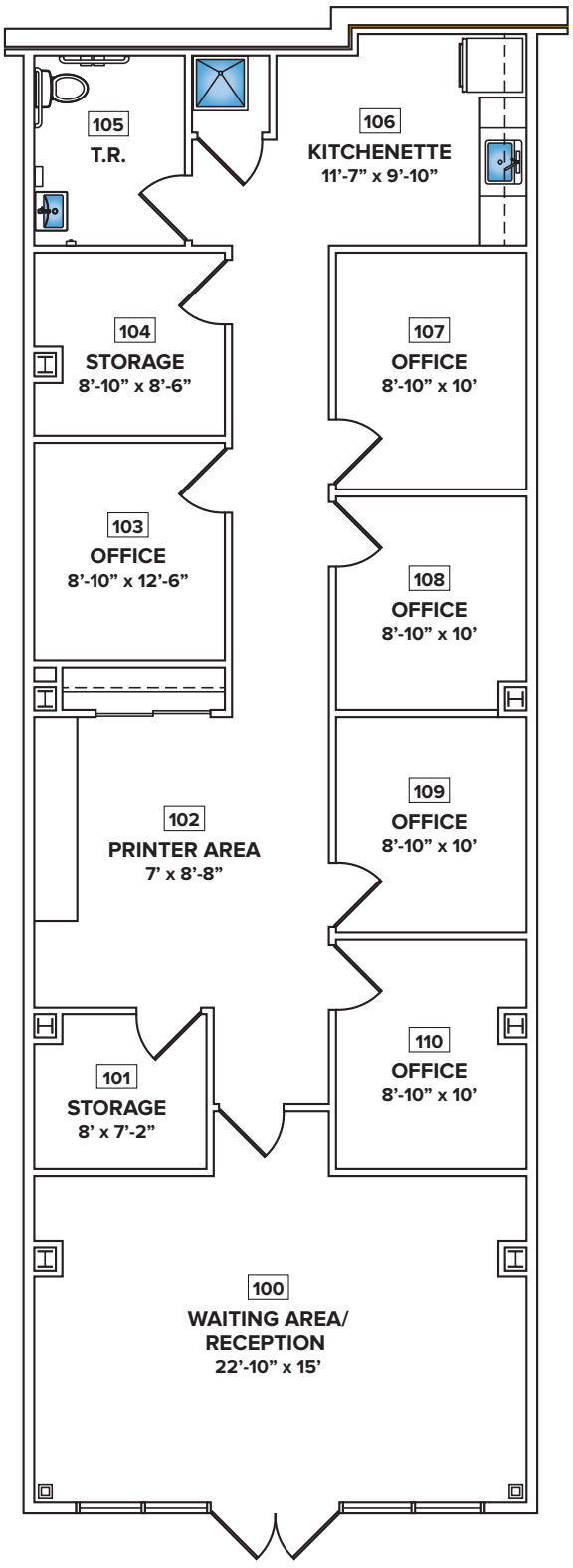
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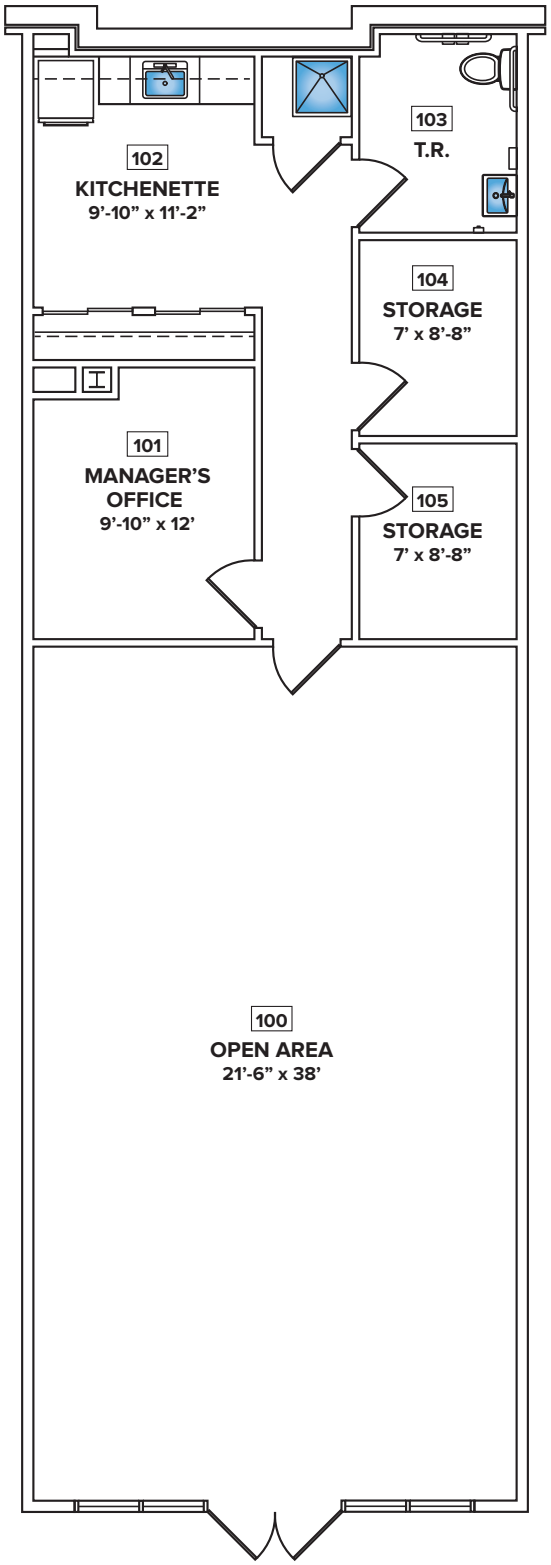


SPEC SUITE 21 B: 1,623 sf (+/-)

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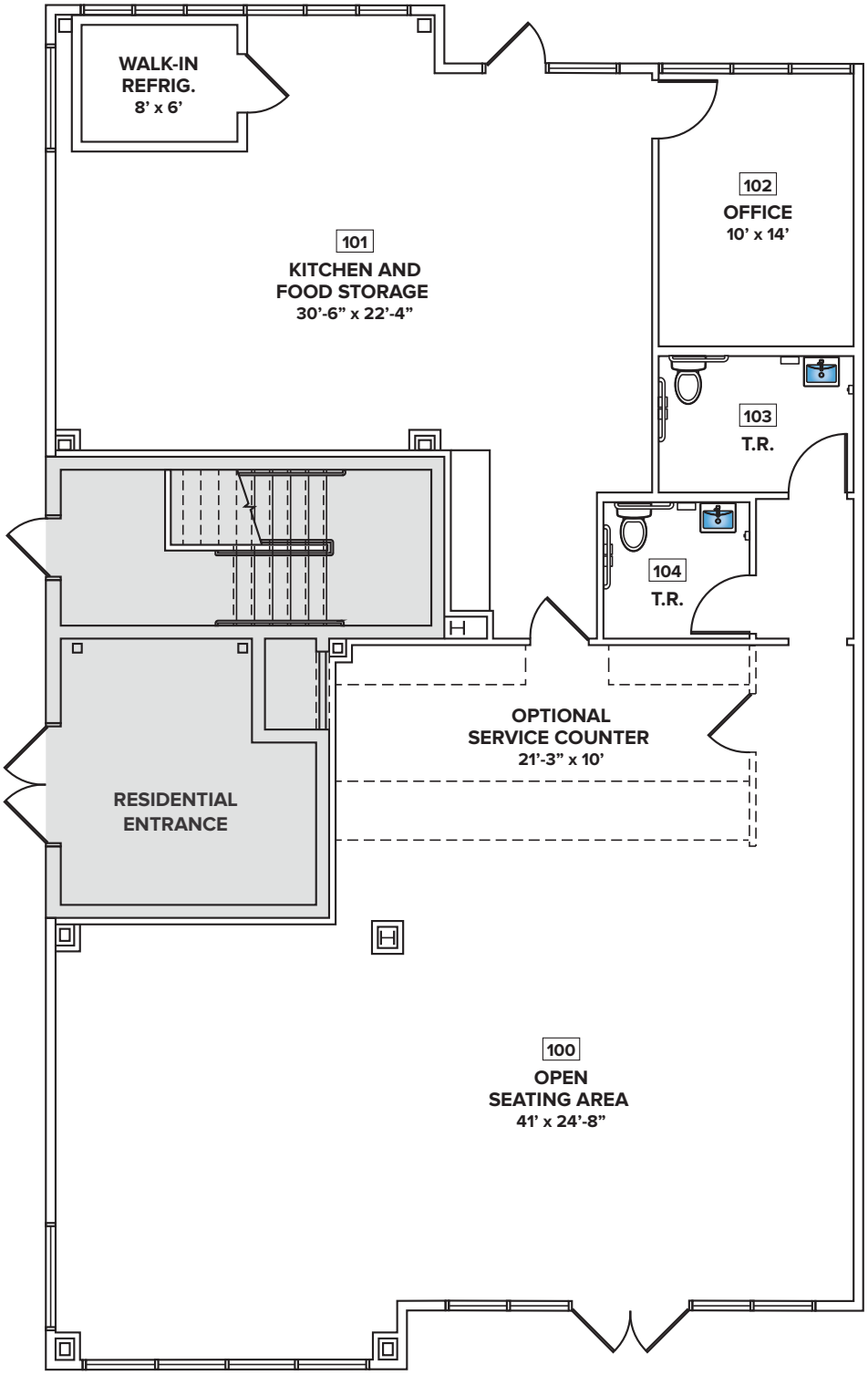


SPEC SUITE 21 C: 1,462 sf (+/-)

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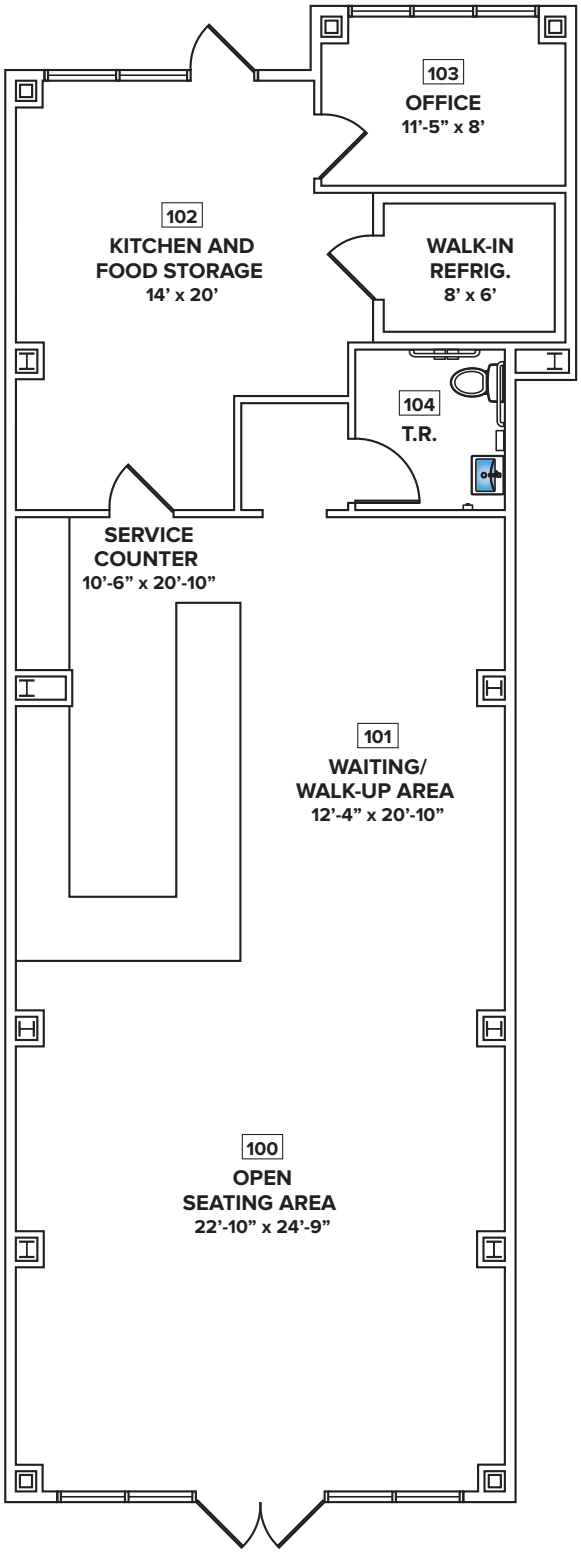


SPEC SUITE 22 A: 2,387 sf (+/-)

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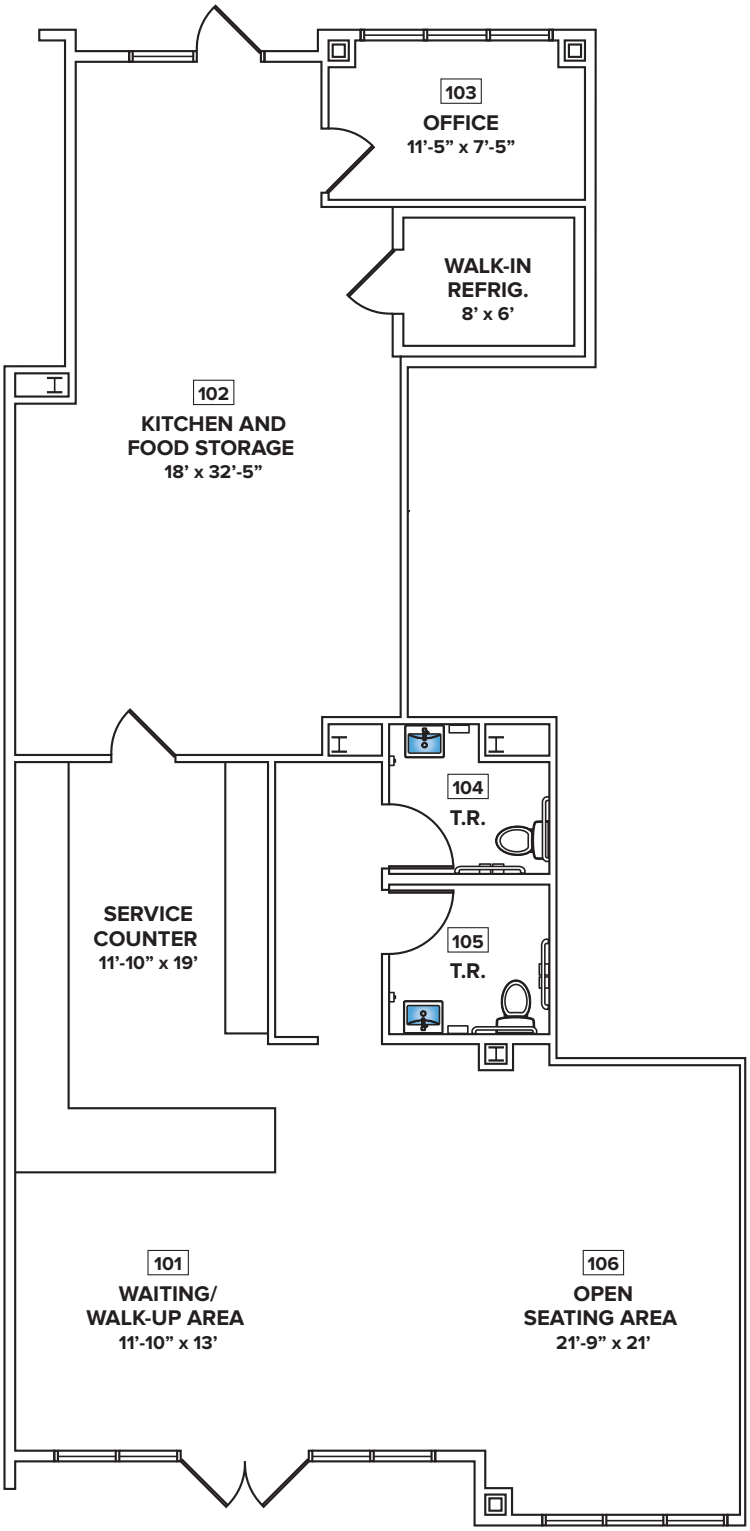


SPEC SUITE 22 B: 1,655 sf (+/-)

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SPEC SUITE 22 C: 1,744 sf (+/-)

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