

FOR SALE

RETAIL SPACE

PENN'S  GRANT REALTY
Corporation

35 Easton Road
Warrington, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT

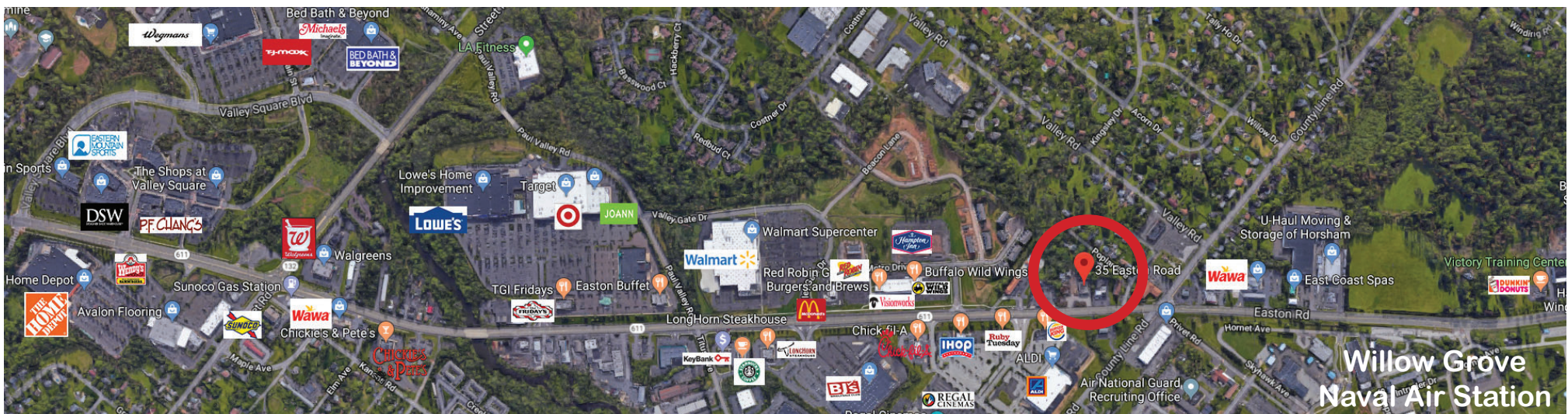


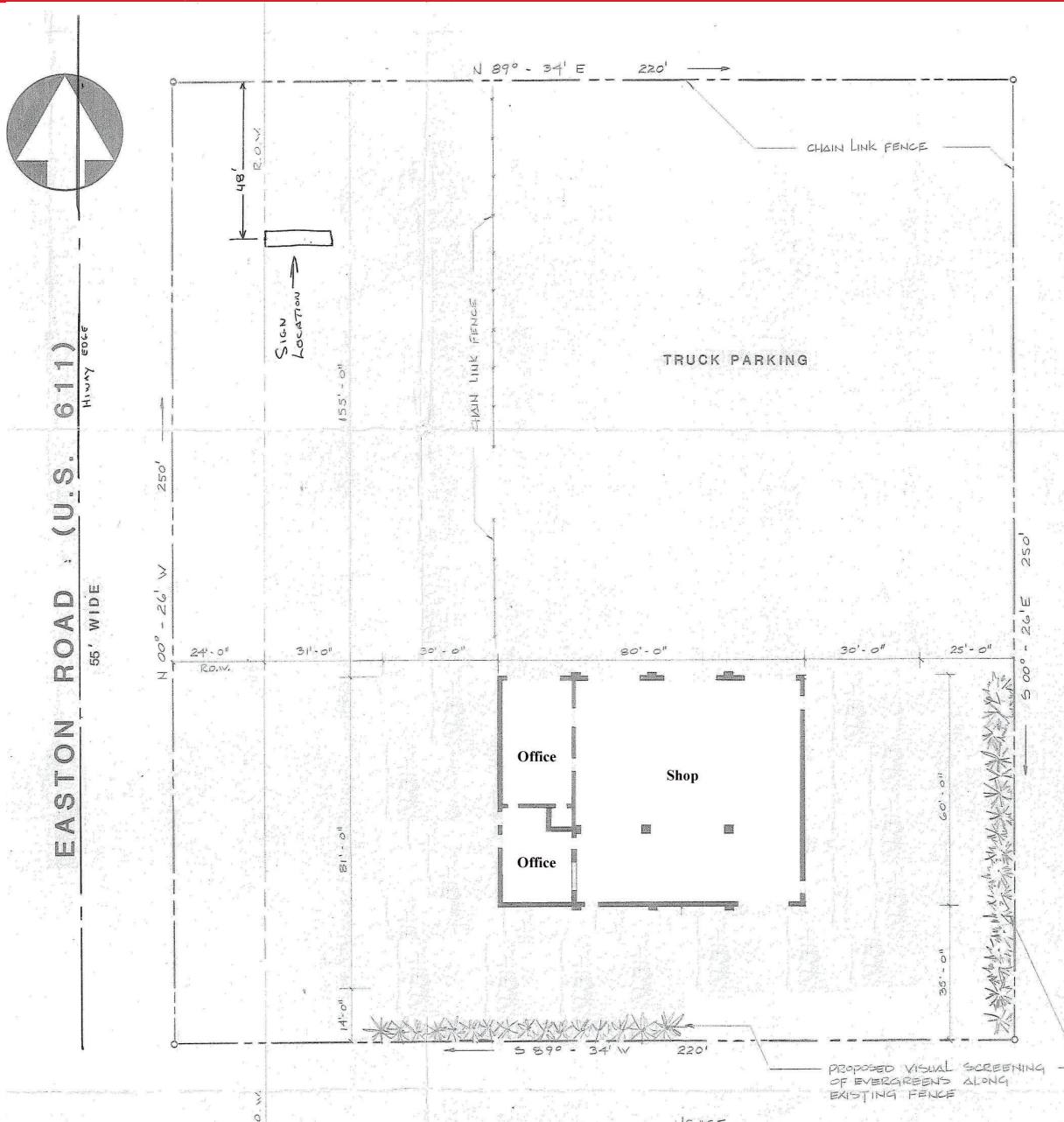
PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • Gary@pcrealty.com • www.pcrealty.com



PROPERTY HIGHLIGHTS

- Prime Commercial Redevelopment Opportunity
- High Traffic & High Visibility (34,450+ Vehicles Daily)
 - 250 Feet of Frontage on Route 611
- Main Corridor to Bucks County & Montgomery County
 - Easy Access to PA Turnpike 276 and Route 309
 - Close Proximity to Willow Grove Naval Air Station Redevelopment Site





DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population 2018	3,904	58,388	162,719
Households 2018	1,567	21,360	60,746
Average Income 2018	\$111,145	\$111,981	\$118,915
Daily Traffic Counts	Easton Rd/Route 611 34,450±		

Zoning - C2 Commerical

Permitted Uses

- Professional or Business Office
- Financial Establishment
- Restaurant
- Restaurant - Drive Through and Fast-Food
- Retail Store, Trade and Service
- Retail Outlet/Discount Center
- Beverage or Ice Distribution Station
- Municipal Use
- Private Club or Lodge
- Hotel/Motel
- Private Organization
- Agricultural Sales
- Greenhouse
- Miniature Golf, Batting Cage
- Utility Operating Facility
- Swimming Pools
- Temporary Outdoor Display of Goods

Conditional Uses

- Motor Vehicle Service Station
- Car Wash
- Repair Shop

