FOR SALE RETAIL SPACE

PENN'S GRANT REALTY Corporation

35 Easton Road Warrington, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



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RETAIL BUILDING

Corporation

35 Easton Road, Warrington PA

PROPERTY SPECIFICATIONS

Total Building Size:	. 5,400± all on two level
Warehouse/Shop Space:	3,600± SF
Office/Retail Space:	Ist floor - 1,200± SF
	2nd floor - 600± SF
Lot Size:	I.26± acres
Toilet Facilities:	Two (2)
Building Construction:	

Floors - Concrete

Walls - Block

Power:

Columns - three (3) $18.5' \times 18.5'$ off-center

Ceiling Height - 20' clear

Roof - Rubber membrane over wood joist

400 AMP 220 Volt 3-phase

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HVAC:	Shop - oil forced hot air
	Office - central heat & A/C
Signage:	One Illuminated Sign
Loading:	Four (4) drive-in 14'x14'
Water:	Public
Sewer:	Public
Municipality:	Warrington Township
Tax ID:	50-034-007
Taxes:	\$8,036
Tax Assessment:	\$48,800
Zoning:	C2 - Commercial
Sale Price:	\$1.600.000







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PROPERTY HIGHLIGHTS

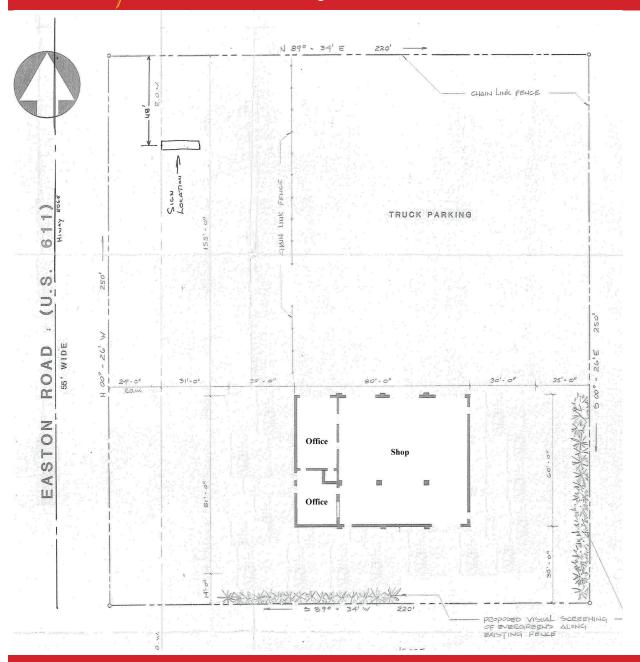
- Prime Commercial Redevelopment Opportunity
- High Traffic & High Visibility (34,450+ Vehicles Daily)
 - 250 Feet of Frontage on Route 611
- Main Corridor to Bucks County & Montgomery County
 - Easy Access to PA Turnpike 276 and Route 309
 - Close Proximity to Willow Grove
 Naval Air Station Redevelopment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



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DEMOGRAPHICS	I 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

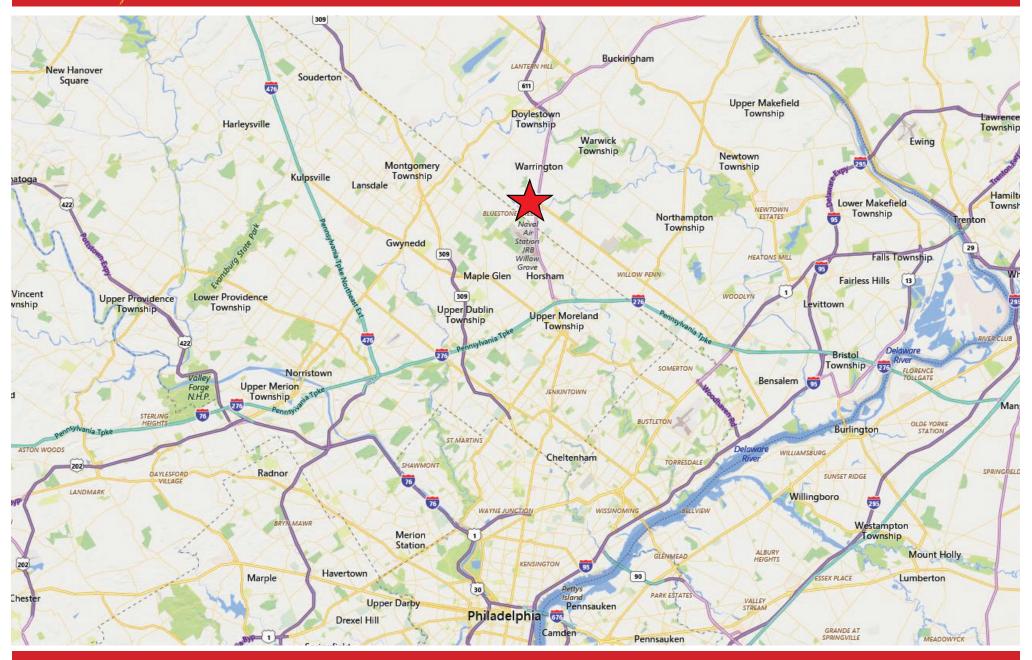
<u>Conditional Uses</u> Motor Vehicle Service Station Car Wash Repair Shop

Temporary Outdoor Display of Goods

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