



## 4-8 Meadowbrook Lane

Chalfont, Chalfont Borough | Bucks County, PA

### Property Description

- Available for sale or lease, premier office space, ideal for medical, dental, or professional medical use. Each unit has a private entrance.
- **Building Size:** 13,388± SF
- **Year Built:** 1980
- **Available Space:** 3,400 SF (divisible)

<u>Lower Level:</u>	<u>Main Floor:</u>
1,875 SF - Leased	2,200 SF - Leased
1,500 SF	2,200 SF - Leased

<u>Upper Level:</u>	<u>Common Area:</u>
2,000 SF - Leased	1,500 SF
1,900 SF	
- **Electrical:** 200-300 Amp
- **Parking:** 40± spaces
- **Zoning:** R1; full zoning code available upon request



**Lease Rate:** Negotiable

**Sale Price:** \$1,295,000

For more information:

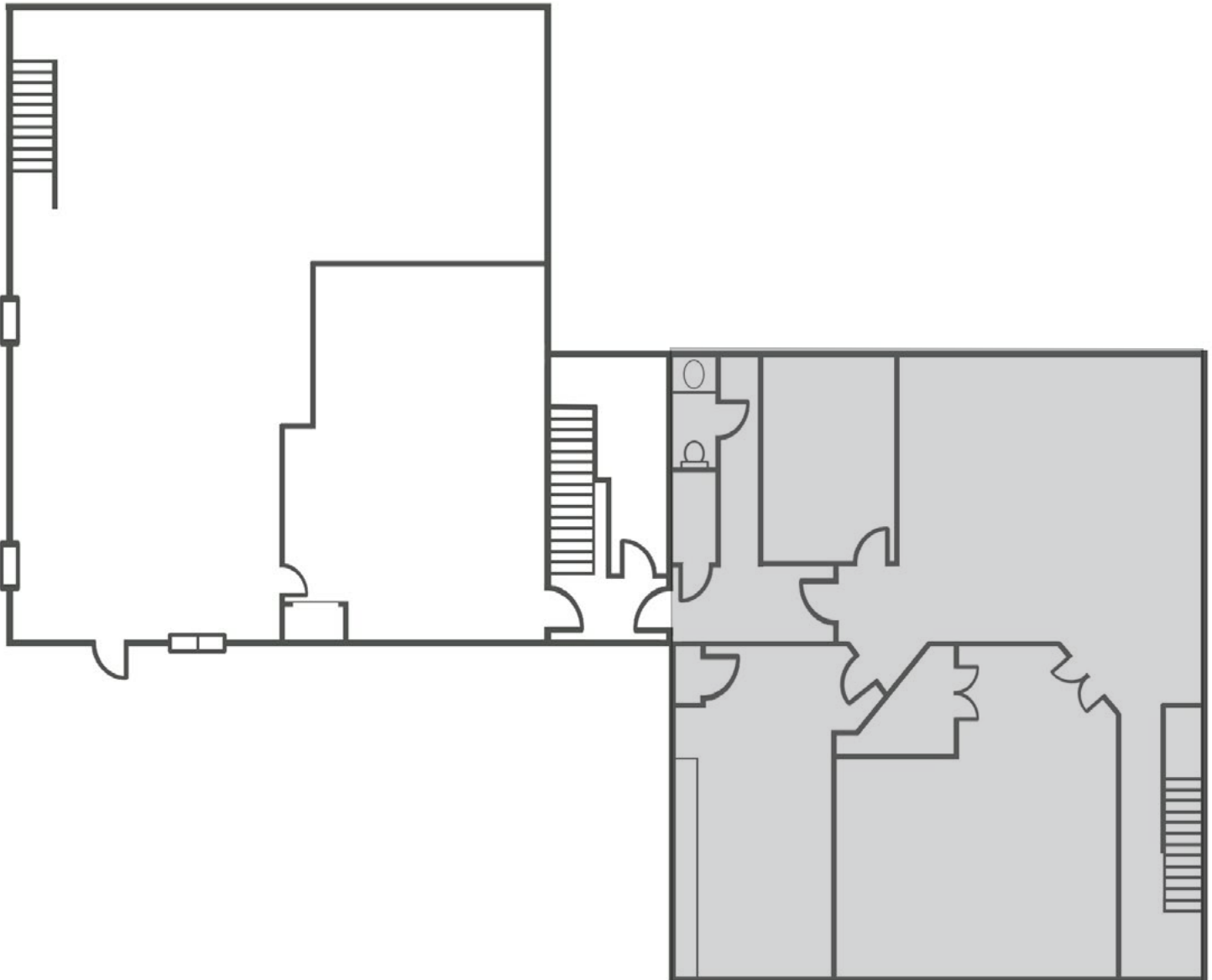
**Zena Charokopos** Vice President  
215 396 2900 x103 • zena.charokopos@naimertz.com

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**Lower Level:** 1,500 SF Available



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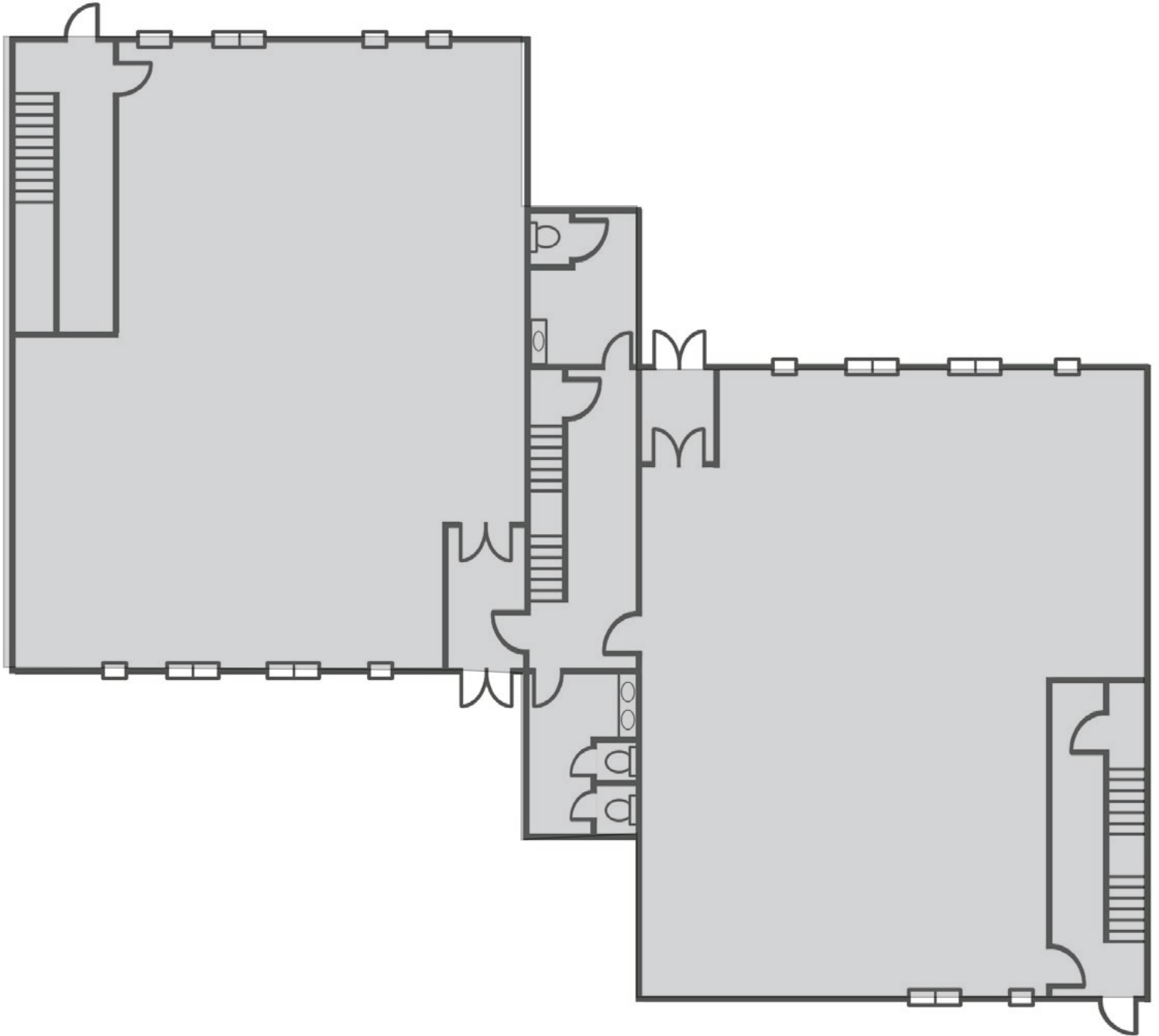
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**Main Floor:** 4,400 SF Leased



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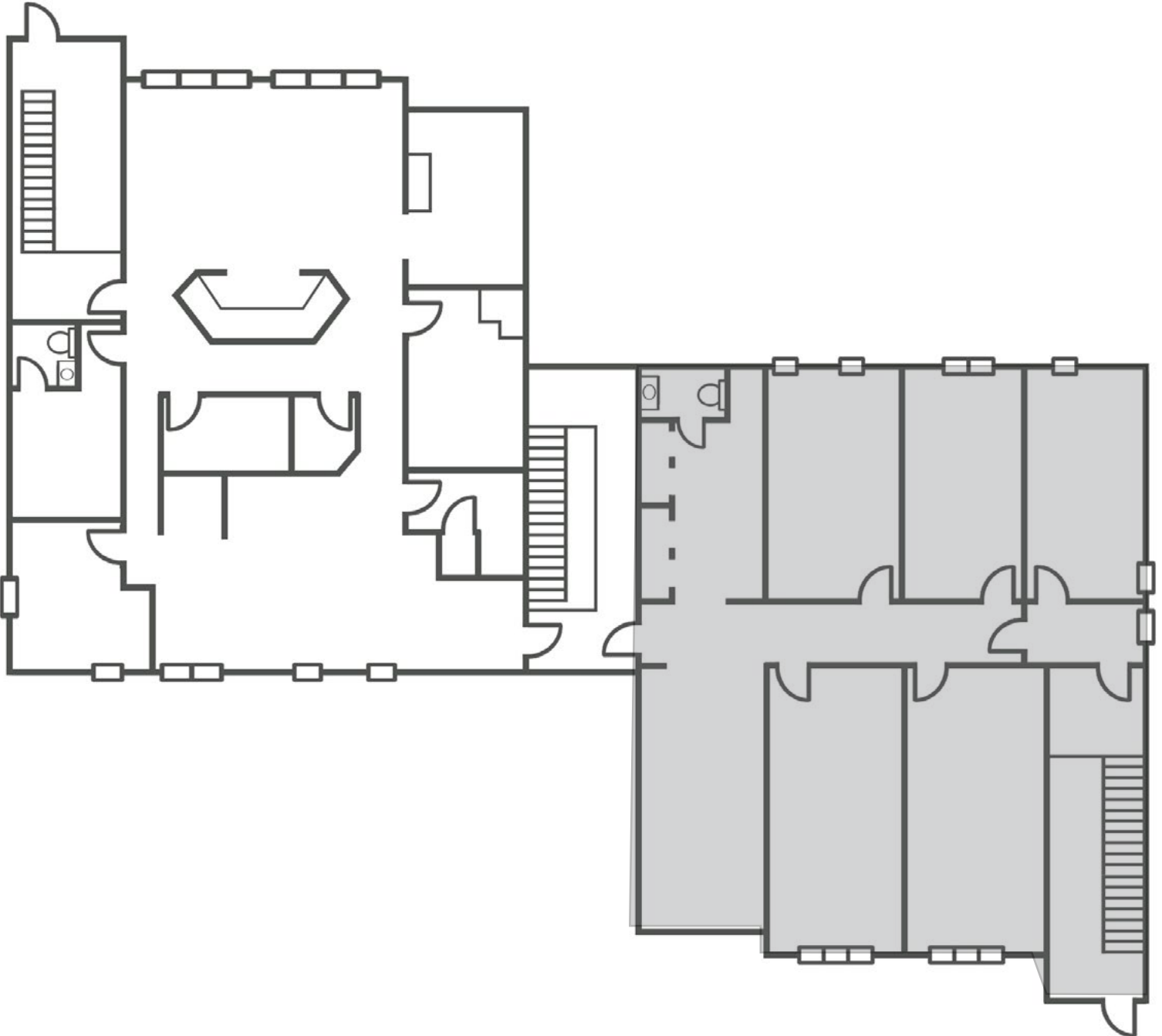
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**Upper Level:** 3,400 SF Available



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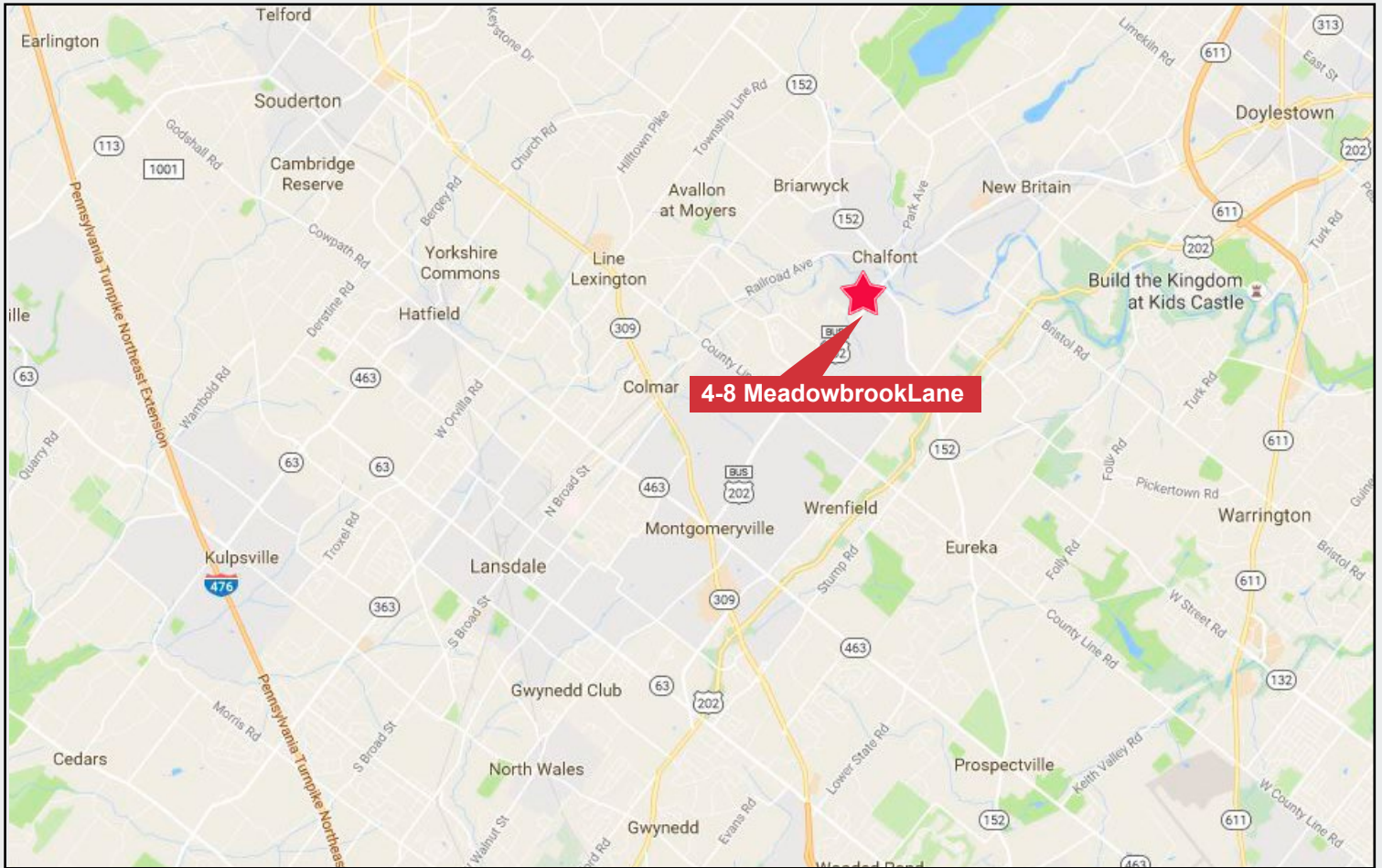
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## Location Information

- Traffic Count on W Butler Ave: 14,769 VPD
- Near Doylestown & Lansdale
- Located on Route 202 in the heart of Bucks County with easy access to Routes 309, 611 and I-476 (PA Turnpike).

## Demographics

	1 mi	3 mi	5mi
Population	7,924	40,642	118,540
Median Household Income	\$92,303	\$103,711	\$87,175
Households	3,039	14,229	43,862

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