

Montgomery County | Pennsylvania

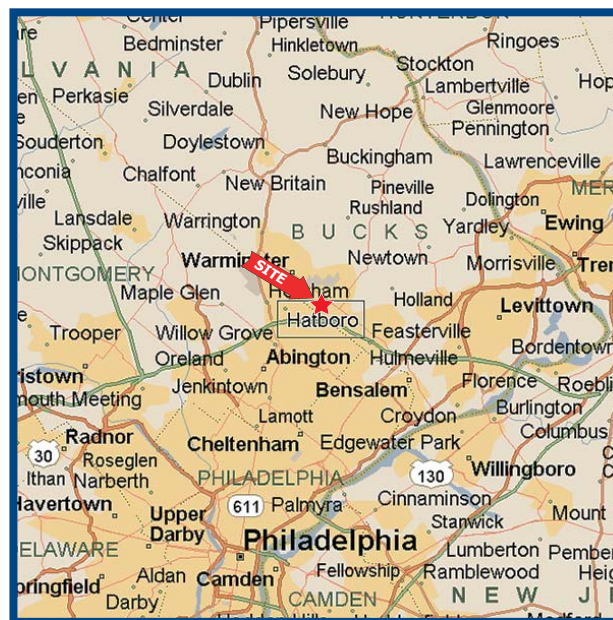
YORK ROAD CORNER RETAIL

2 S. York Road | Hatboro 19040



PROPERTY HIGHLIGHTS

- 2,200 SF corner retail building available for lease
- Located at the signalized intersection of Moreland & S. York Roads
- 1.5 miles from PA Turnpike Willow Grove exit, 0.4 miles from Hatboro train station and 1.2 miles from Bucks County
- Combined traffic count over 27,000 ± VPD
- Attractive new facade, good visibility and signage
- Densely populated area with nearby businesses
- On-site parking and adjacent to public lot
- Ideal location for coffee, ice cream, cafe, BYOB restaurant, wireless store, gift shop, shipping store, medical office and many other retail uses



DEMOGRAPHICS (*)

	1 Mile	3 Miles	5 Miles
Population	13,838	86,027	191,583
Average HH Income	\$82,975	\$98,052	\$115,697
Total Businesses	712	4,923	10,327
Number of Employees	7,297	62,741	122,762

* Data Source: AGS TM

CONTACT:

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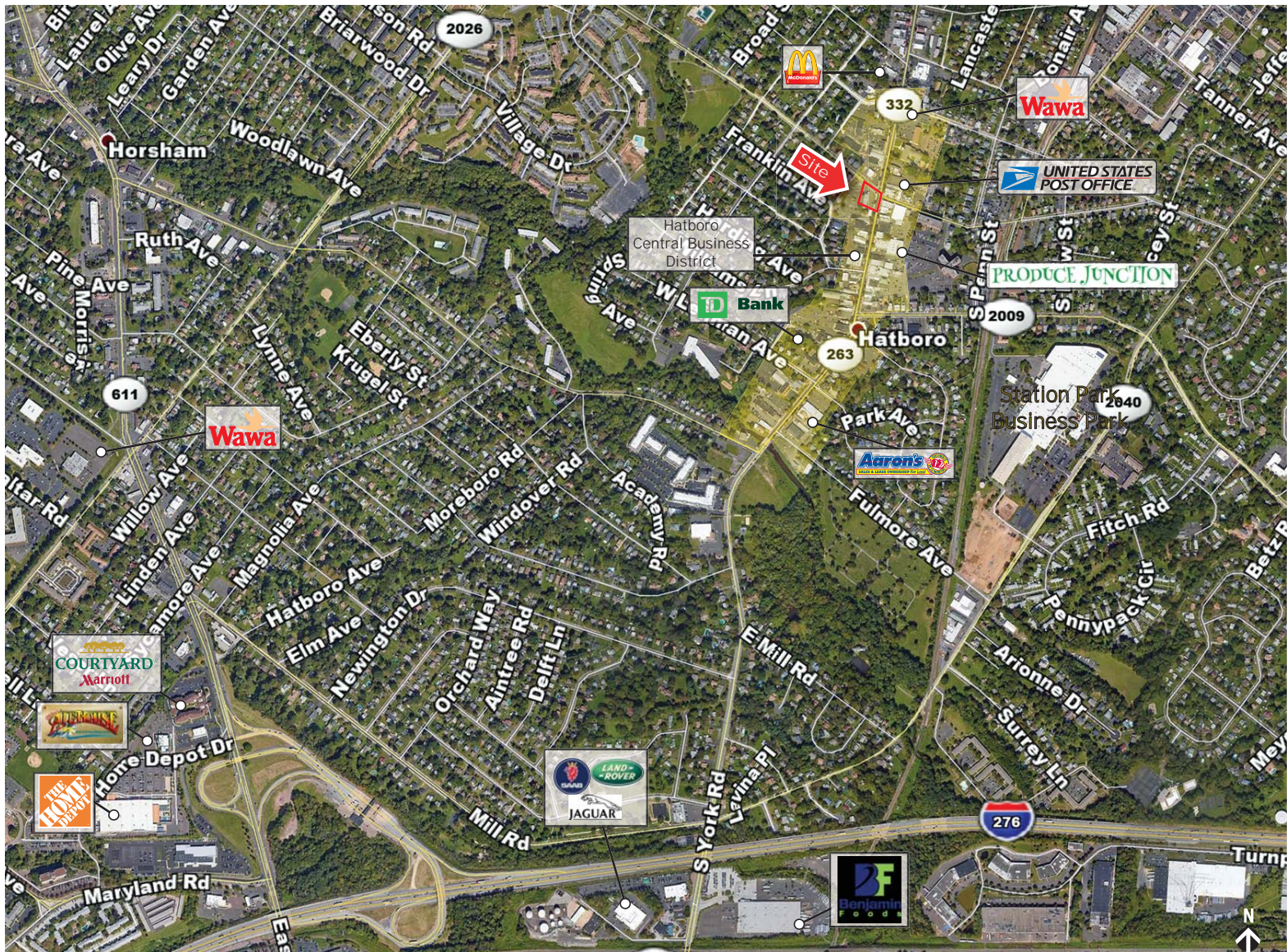


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Member of:



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