



For more information:

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Rick Gordon

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TROPHY PROPERTY
 Available for Sale or Lease
Office/Retail Building
 in Jenkintown CBD

400 Old York Road Jenkintown, Pennsylvania

Property Description

- Join the revitalization of Jenkintown with this desirable property in the heart of Jenkintown's Central Business District
- 23,200± SF office / retail building with existing Wells Fargo bank
- Highly visible - traffic count: 35,474 cars per day
- Aesthetically appealing architecture; well maintained inside and out
- Elevator served; restrooms on each floor
- Minutes from SEPTA train station & public transportation along Old York Road (Route 611)
- 10 miles from Center City Philadelphia

Units Available for Lease

| | | |
|-------------|----------|-------------------|
| Lower Level | 6,288 SF | \$9.50 PSF Gross |
| Third Floor | 3,577 SF | \$12.50 PSF Gross |

Demographics 1 mi 3 mi 5 mi

| | | | |
|-------------------------|----------|----------|----------|
| Population | 13,612 | 140,744 | 511,832 |
| Median Household Income | \$78,795 | \$59,429 | \$47,377 |

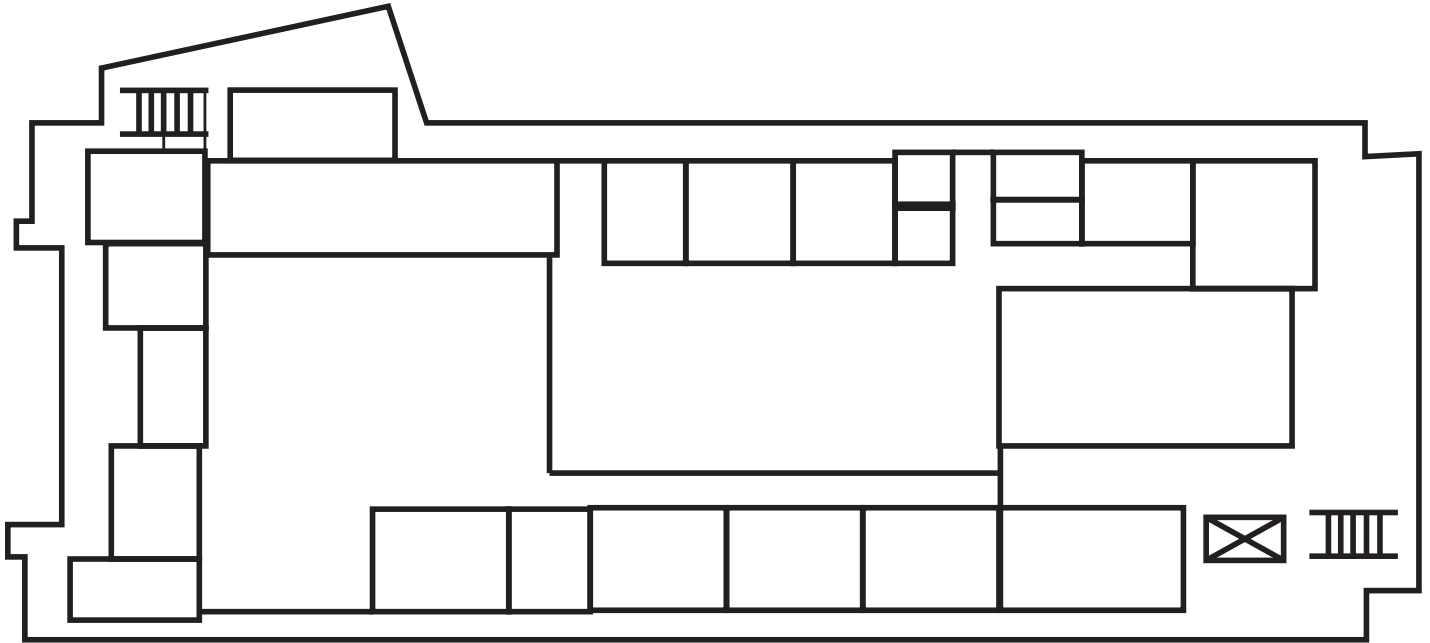
Sale Price

\$1,600,000

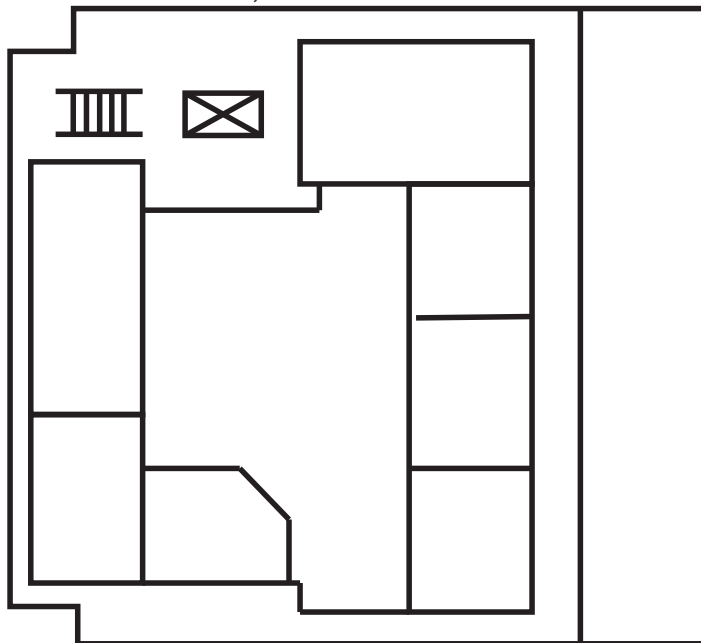
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FIRST FLOOR
8,935 SF Leased to
Wells Fargo



SECOND FLOOR
1,928 SF - LEASED



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