

**FOR SALE**

# Land For Office Development

**PENN'S GRANT REALTY**  
Corporation

**2250 Second Street Pike  
Newtown, Bucks County, PA**

**COMMERCIAL • INDUSTRIAL • INVESTMENT**



**PRESENTED BY:** Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation  
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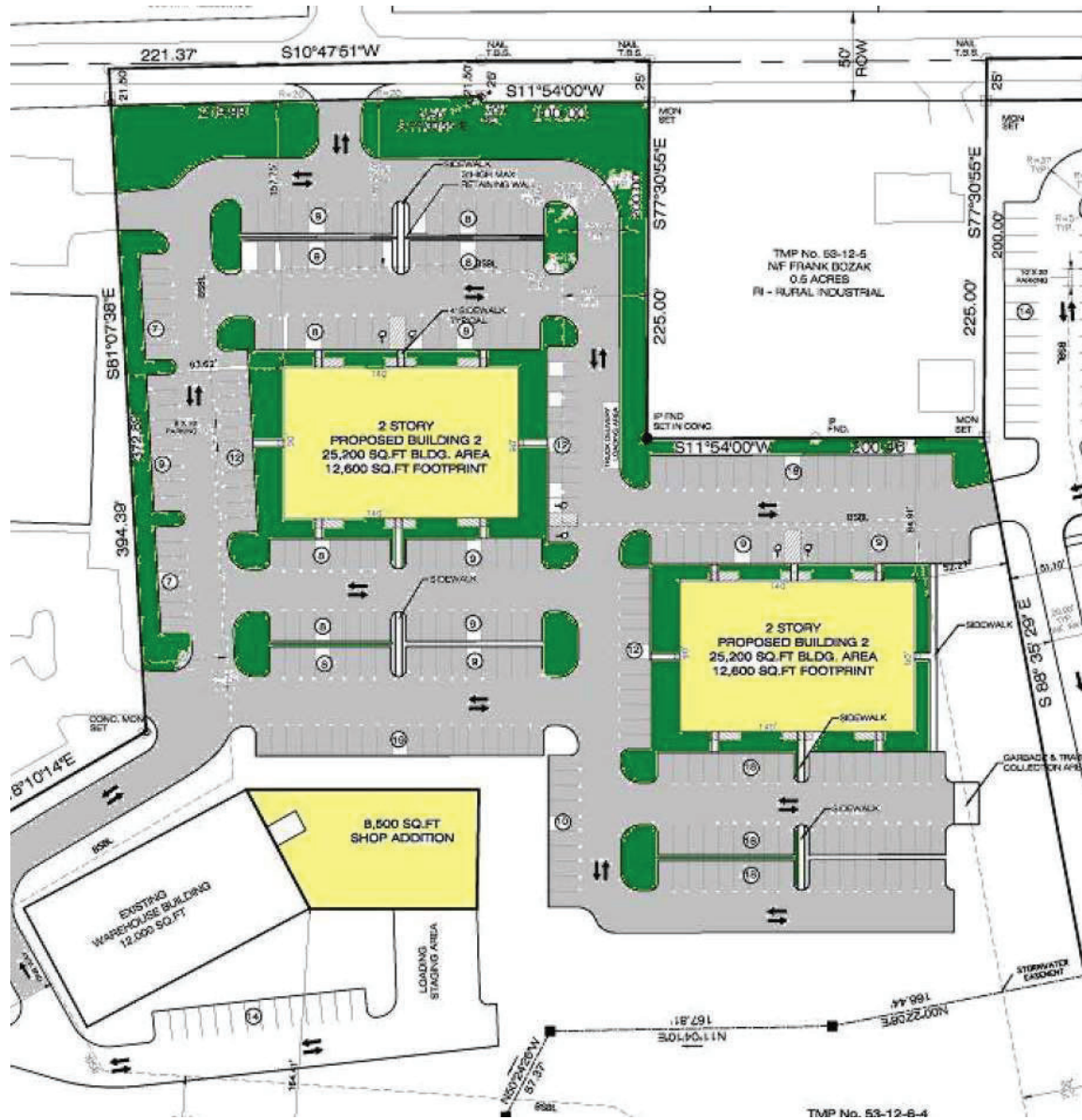
**PROPERTY SPECIFICATIONS**

Population 2018	67,129
Households 2018	24,745
Average Income 2018	\$151,572

Lot Size .....	8.61± Acres
Approved Plans: .....	Two (2) buildings - each building two (2) story, approximately 25,500± SF (total of 51,000± SF)
Municipality: .....	Wrightstown Township
Zoning: .....	VCI - Village Commercial I
Water: .....	Private
Sewer: .....	Private
Parcel Number: .....	53-012-006-004
Sale Price: .....	\$995,000

**PROPERTY HIGHLIGHTS**

- Located On a Main Artery Route PA 232
- 51,000 SF Office Park Plans Approved



Approved Site Plan for 51,000± SF Office Park

