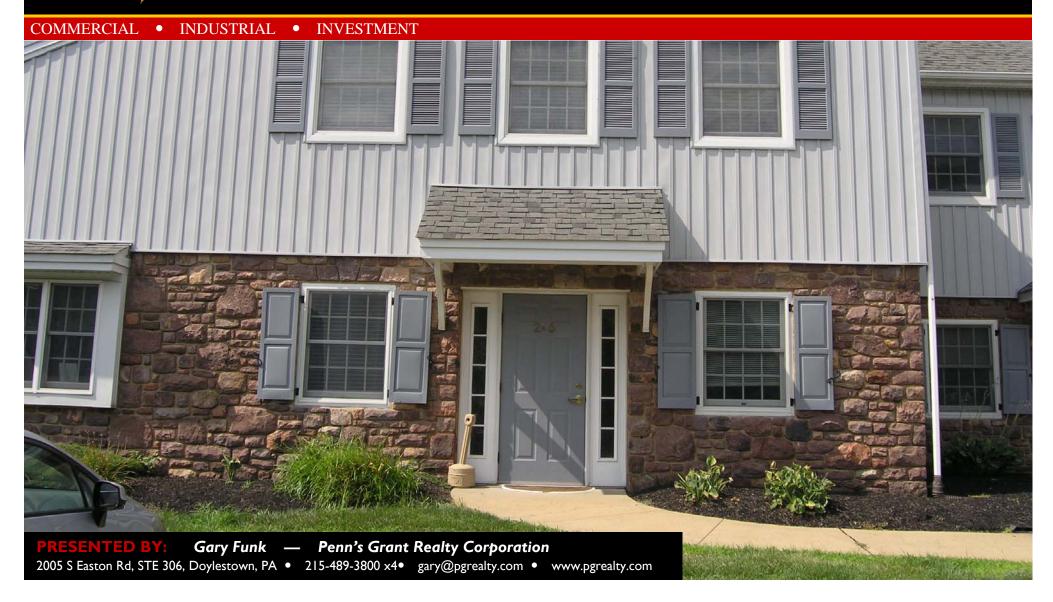
FOR LEASE

OFFICE CONDOMINIUM

PENN'S GRANT REALTY
Corporation

2370 York Road, Suite D2 Jamison, Bucks County, PA



Corporation

2370 YORK ROAD, SUITE D2, JAMISON, PA



PROPERTY HIGHLIGHTS

• A Prime Opportunity In Sought After Office Campus

PROPERTY SPECIFICATIONS

| Available Space: | 954± SF |
|------------------|------------------------------------|
| Electric: | PECO |
| Water: | Public |
| Sewer: | Public |
| Zoning: | |
| Tax Parcel: | 51-018-017-001-002 |
| Municipality: | Warwick Township |
| Lease Price: | \$20 PSF plus utilities & cleaning |
| | |







Corporation

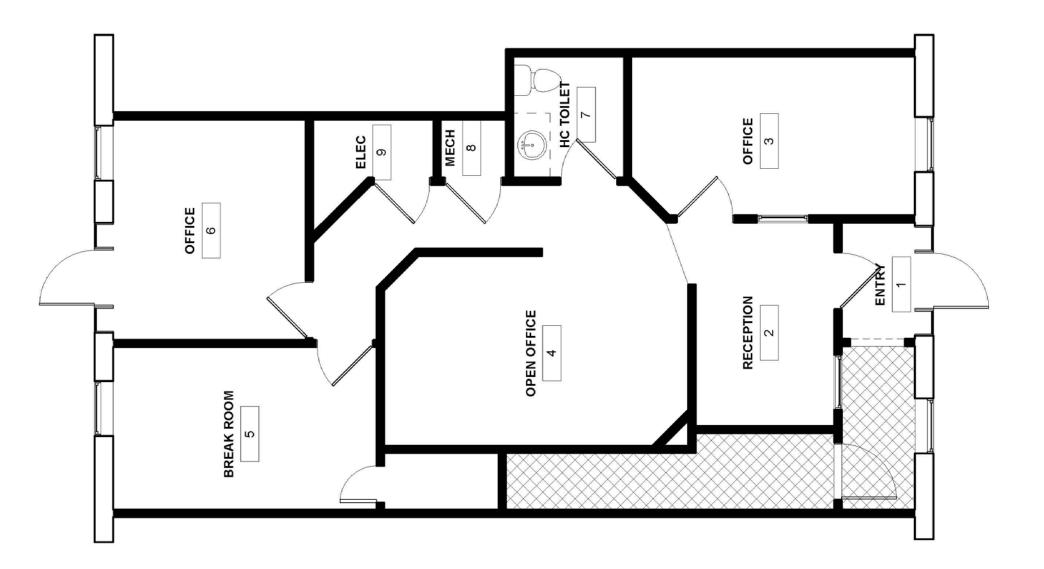
2370 YORK ROAD, SUITE D2, JAMISON, PA



DEMOGRAPHICS

| Traffic Counts: 18,701 | | | 18,701 |
|--------------------------|---------------|-----------|-----------|
| | <u>I Mile</u> | 3 Miles | 5 Miles |
| Population | 6,328 | 40,929 | 114,502 |
| Average Household Income | \$155.893 | \$129.656 | \$113.418 |

2370 YORK ROAD, SUITE D2, JAMISON, PA



Hulmeville 95

Corporation New Hope (113) (413) (263) (202) Danboro (152) Sellersville Fountainville Aquetong Silverdale (29) Lahaska Peace 202 (309) Valley Park (113) Buckingham (313) (611) (202) (263) (232) (413) Washington (152) Crossing on State Park, N Doylestown (313) (202) dge Briarwyck Avallon New Britain 373 Pineville Furlong Upper at Moyers (611) Washington (152) Forest Grove Makefield Crossing Yorkshire Chalfont Township (413) Castle Valley (32) Commons Lexington Hatfield (309) BUS (202) (263) Brittany (463) Colmar Farms-Highlands Wrightstown (413) Newtown 2370 Pennsylvania 263 (152) (611) Grant 63 Rushland BUS 202 (463) (532) 95 (232) Warrington Montgomeryville (363) Eureka Lansdale (611) Montgomery Mall (263) Tyler Woodsid State Park llage (463) Regal Cinemas Hartsville Newtown Warrington Crossing... (132) ncin Gwynedd Club (532) (202) (332) (332) (332) Richboro (63) Prospectville North Wales George School Ivyland Warminster 2016 Core (152) Churchville Village Shires (232) Gwynedd (63) (413) Creek Park Ager Tract (263) (611) Wooded Pond (463) (332) (1) (309) 202 (132) Sesame Place Spring House Churchville 532 Fairless Maple Glen Southampton 2005 Horsham Park (213) 213 Langhorne (63) Hatboro (202) Masons Mill Park Langhorne (263) Center Square (309) (611) (132) Manor (532) (213) Westbury Parkland 476 Jarrettown Ambler 1 Blue Bell Penndel 2001 276 Pennypack Feasterville-Trevose (73)

Ecological

Willow Grove

Corporation Sherwin-Williams Paint Store Julie's Nails Britt's Survival Bracelets Wild Ginger II Norman's Hallmark Shop Dunkin' Donuts **GIANT Food Stores Bucks County** Citizens Bank § District Court Ridge Dr Mavis Discount Tire Walgreens © Tanner's Sports Center Network of Victim Assistance 2370 Pennsylvania 263 Chase & Associates Warwick Tavern Tapas On York V Star Lawnmower 0 (263) The Bridges at Warwick Jamison Pour House S TD Bank Jamison Auto Services Park O