

FEATURES

- ▶ Prime 1.5 acre pad site development opportunity, ideal for mixed-use, hospitality, multi-family or restaurant
- ▶ Located in the hub of Willow Grove Retail District
- ▶ Frontage on Easton & York Roads with unsurpassed exposure and traffic counts exceeding 39,000 VPD
- ▶ Approximately one mile south of PA Turnpike & short walking distance to SEPTA train Station
- ▶ Zoned TC-1 - Highest density zoning

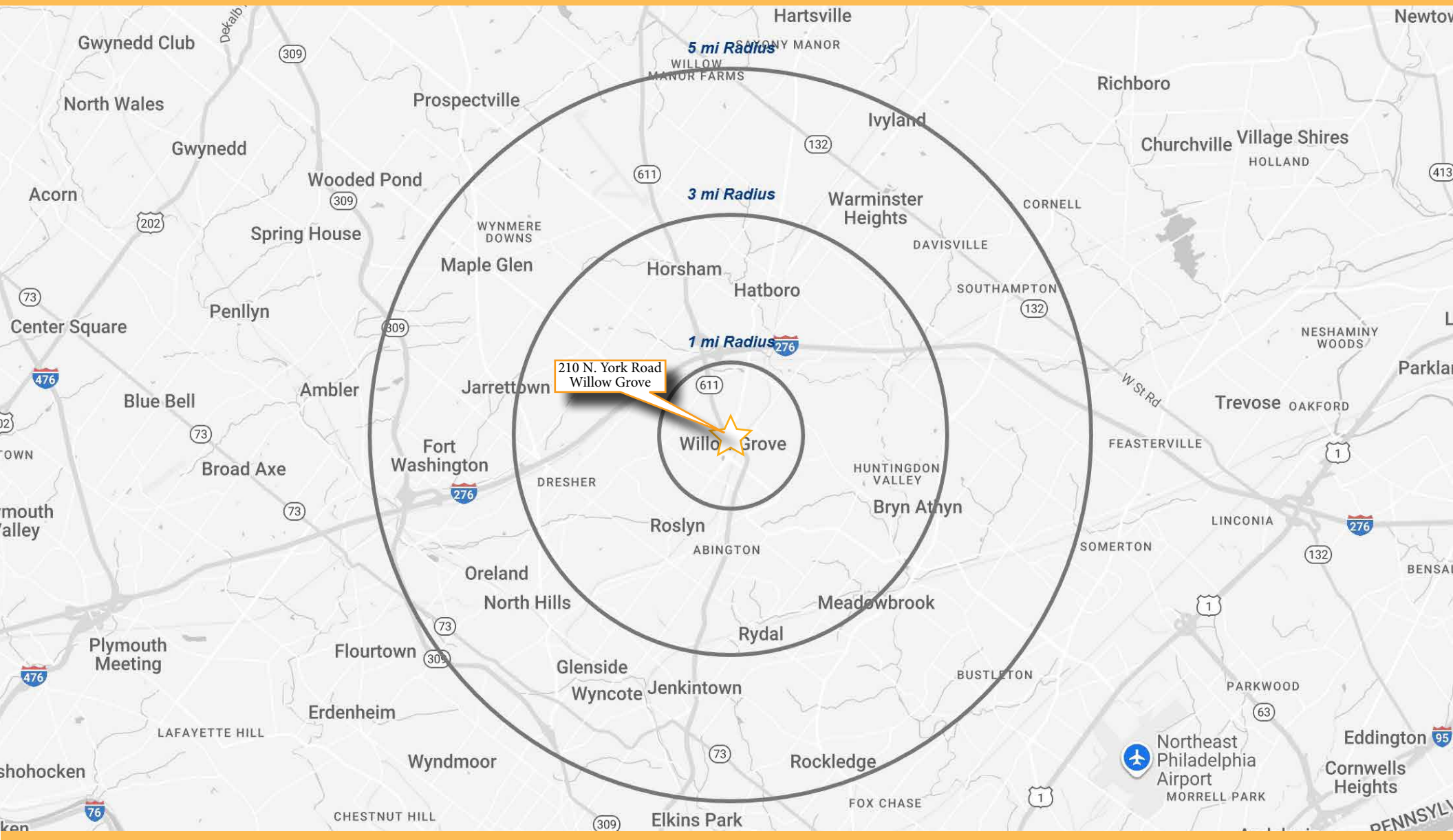


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,166	90,119	241,045
Average Income	\$135,201	\$147,521	\$153,979
Total Businesses	970	4,358	12,381
Total Employees	6,868	52,609	131,834

Walsh Commercial Real Estate, LLC
 3 Village Road, Suite 200 | Horsham, PA 19044
 215-836-1340 | walshcre.com

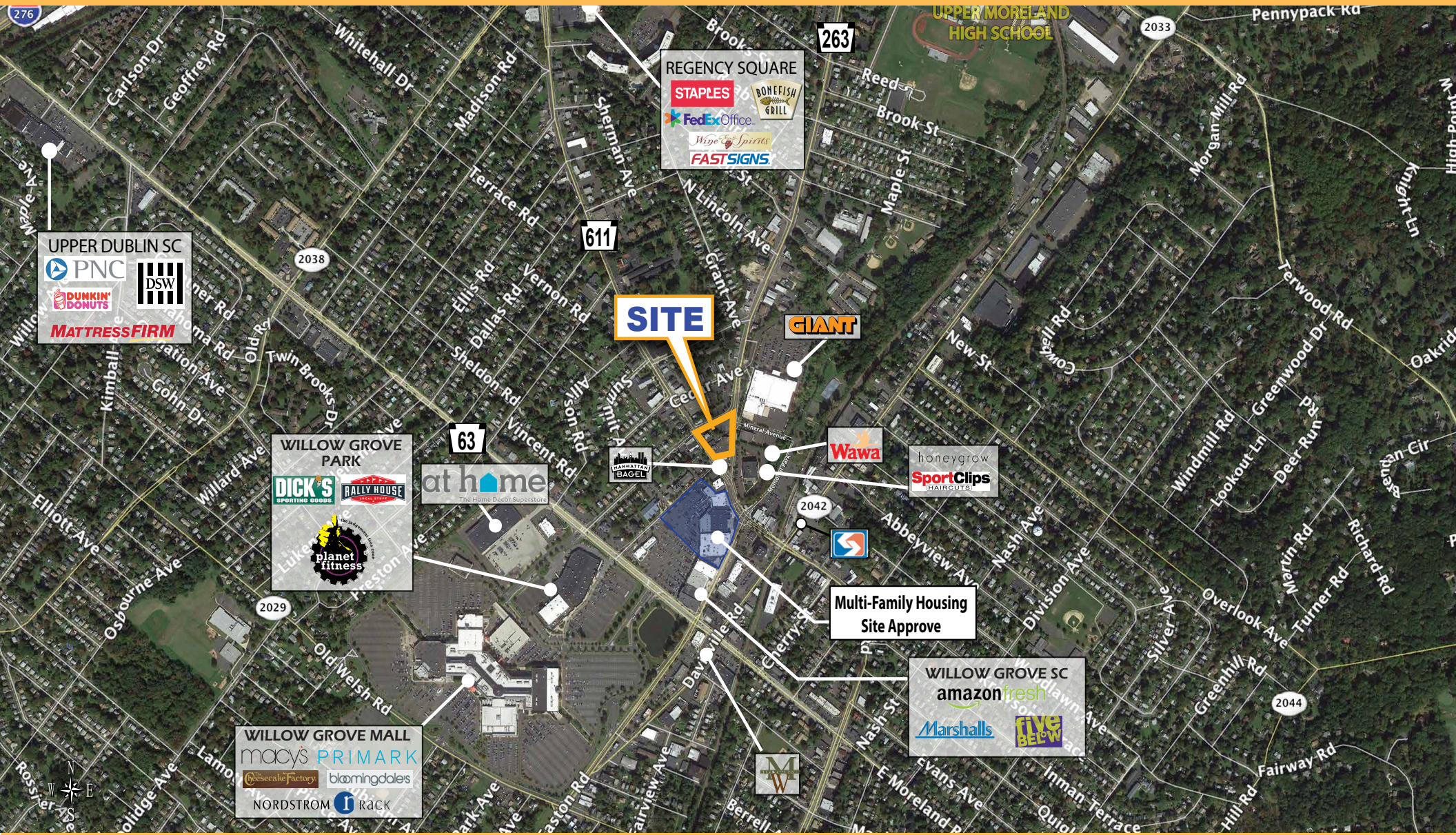
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Walsh Commercial Real Estate, LLC

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Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is subject to errors, omissions. This property is offered subject to change of price, prior sale, lease, and or withdrawal without notice. Walsh Commercial Real Estate, LLC represents the property owner.



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