

OFFICE FOR LEASE

Dental, Medical, & Professional Suites

PENN'S GRANT REALTY
Corporation

**179 N. Main Street
Dublin, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



**High Visibility
Location on Route 313**

PRESENTED BY: Kurt Eisenschmid — Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • Kurt@pcrealty.com • www.pcrealty.com

PROPERTY HIGHLIGHTS

- Great Dublin Borough Location
- Growing Demographics
- High Visibility Location on the Main Street (Route 313)
- Elevator Served
- Pylon Sign
- Traffic Count 16,900+ Per Day
- 10 Minutes to Route 611
 15 Minutes to Route 309
 20 Minutes to PA



PROPERTY SPECIFICATIONS

Water: Public
 Sewer: Public
 Electric:..... PECO (units separately metered)
 HVAC:.....Heat Pump (one per unit)
 Parking: 22 Spaces
 Zoning:.....C-2 Commercial
 Municipality:..... Dublin Borough

Suite 2 (2nd Floor)
 Size: 1,850± SF
 Restrooms: One (1)
 Lease Price: \$19.50 PSF NNN

Suite 3 (3rd Floor) - Currently Dental Set-up
 Size: 1,300± SF
 Restrooms: One (1)
 Lease Price: \$14 PSF NNN

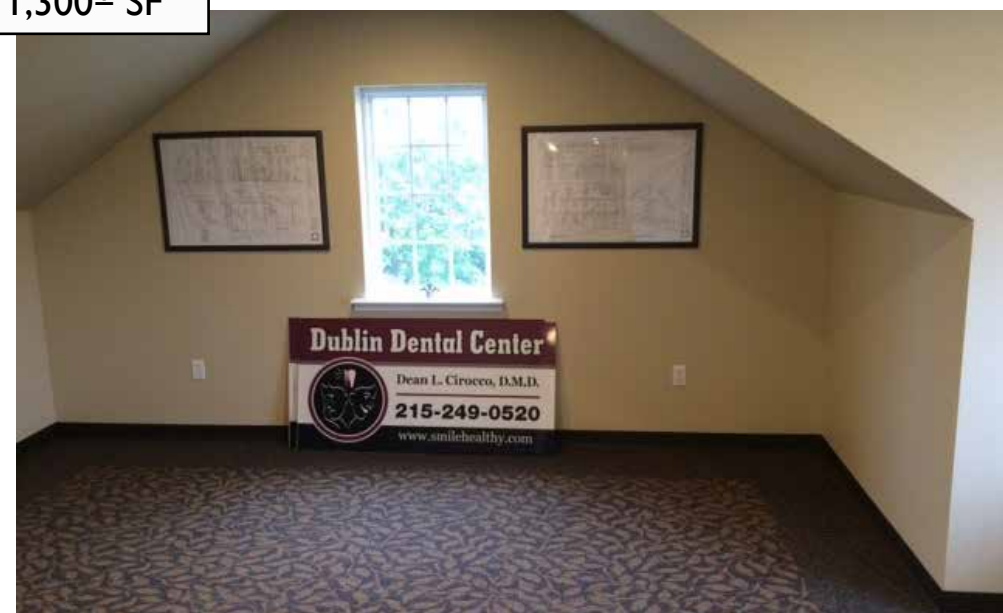


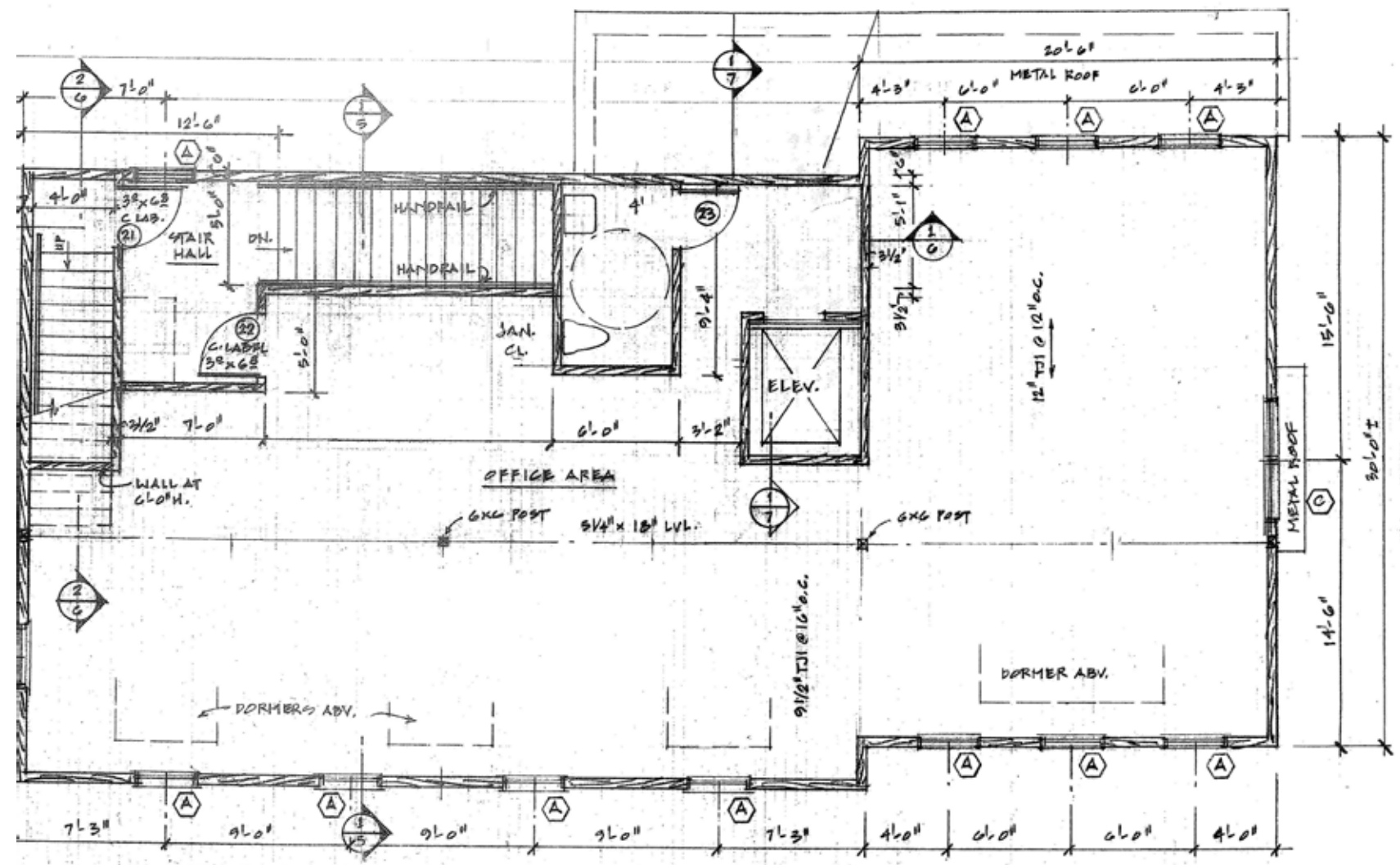
SUITE 2 - 1,850± SF



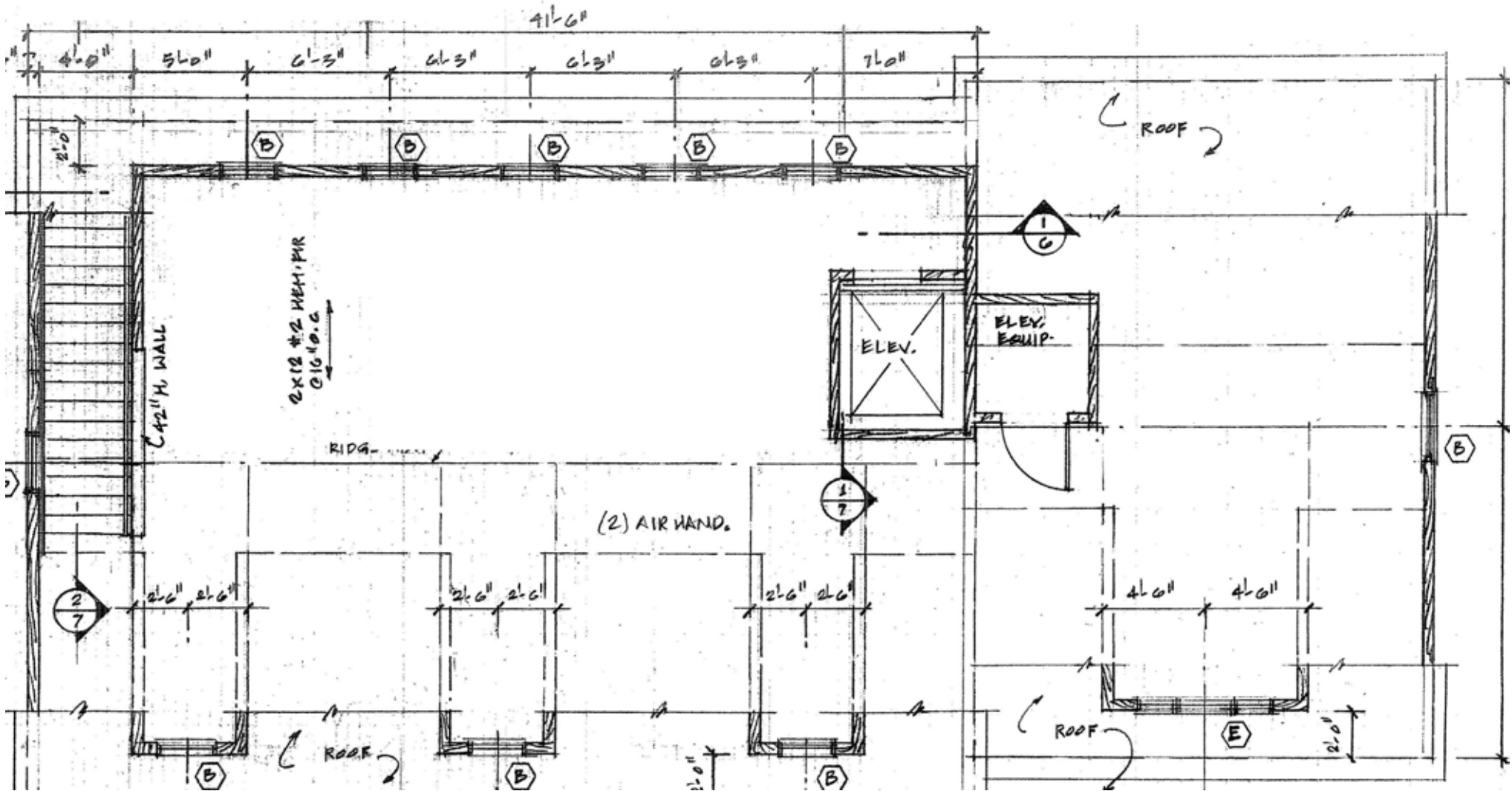


SUITE 3 - 1,300± SF





Second Floor Plan 1,850± SF



Third Floor Plan 1,300± SF
(Dental Fit-Out)

DEMOGRAPHIC PROFILE

179 S Main St. Dublin, Pennsylvania, 18917
Ring of 5 miles

