

FOR LEASE RETAIL SPACE (End Cap)

5175 COLD SPRING CREAMERY ROAD, DOYLESTOWN, PA

"COLD SPRING CENTER" 7,500 SF



PENN'S GRANT REALTY
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PROPERTY HIGHLIGHTS

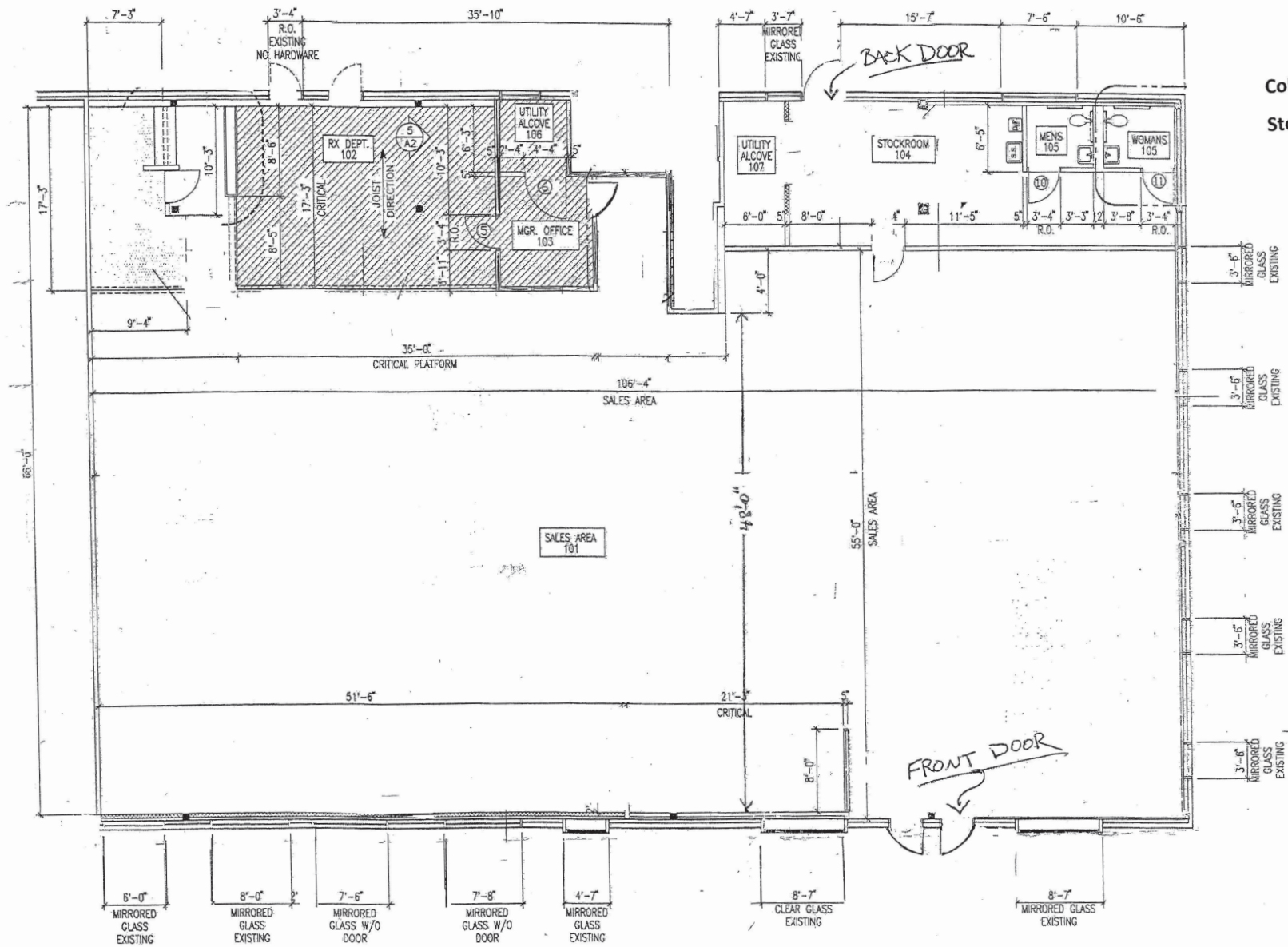
- 7,500 SF end-cap retail space available in Cold Spring Center, a vibrant mixed-use retail and office complex in Doylestown
Rite Aid operated successfully here for 30 years, underscoring the site's strong community support and long-term viability
Located at a high traffic, signalized intersection of Route 413 & Cold Spring Creamery Road
Attractive co-tenancy with essential, community-focused long-term tenants including Spring Cleaners, Spatola's Pizza, and Buckingham Eye
Ample window lines along multiple exposures provide natural light
Monument signage at the center entrance and building facade signage
Affluent demographics: Average household income of \$222,997 within a 3-mile radius
5-minute drive from Route 611
Ideal for tenants seeking visibility and access in a high-income trade area
Located near Our Lady of Guadalupe Church, Cold Spring Elementary School and Penn Community Bank



PROPERTY SPECIFICATIONS

Store 4S: 7,500± SF (divisible)
Store Position: End-Cap Closest to Complex Entrance
Complex: Cold Spring Center
Restrooms: Two (2) ADA Compliant
Ceiling Height: 9' to Drop Ceiling
HVAC: Four (4) Heat Pump Units Individual Temperature Control
Sprinkler: 100% Wet System
Parking: 130 spaces
Water: Public
Sewer: Public
Municipality: Buckingham Township
Lease Price: \$25 NNN

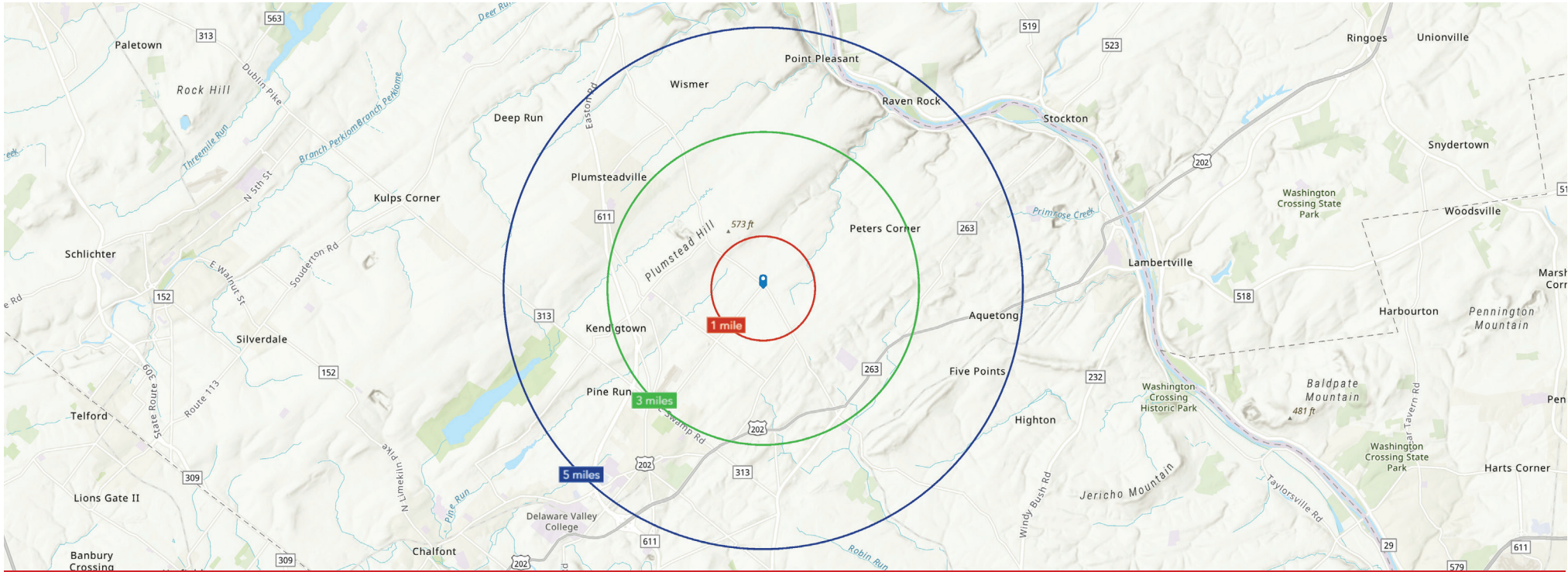




Cold Spring
Store 4S

Store 4S- 7,500± SF

5175 Cold Spring Creamery Road, Doylestown, PA



POPULATION

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|--------|--------|--------|
| Total Population | 7,672 | 20,538 | 53,946 |
| Median Age | 46 | 45 | 47 |
| White Collar Employment | 84% | 82% | 81% |
| Unemployment Rate | 4.3% | 2.8% | 2.3% |

HOUSEHOLDS & INCOME

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,512 | 7,232 | 21,027 |
| # of Persons per HH | 2.9 | 2.8 | 2.5 |
| Average HH Income | \$242,360 | \$222,997 | \$197,763 |
| Average House Value | \$733,960 | \$763,421 | \$753,879 |

Source: Site to Do Business

5175 Cold Spring Creamery Road, Doylestown, PA



COLD SPRING CENTER

Join Established Long-Term Tenants

- Spatola's Pizza & Italian Kitchen
- Spring Cleaners
- Buckingham Eye Associates
- State Farm Insurance
- Covino Orthodontics
- Daycare/Childcare Center

**Store 4S Available
7,500± SF (divisible)**

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