

FOR LEASE BUCKINGHAM GREEN 2

4920 York Road, Buckingham, Bucks County, PA

PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT

Store 7 - 1,400± SF



PRESENTED BY:

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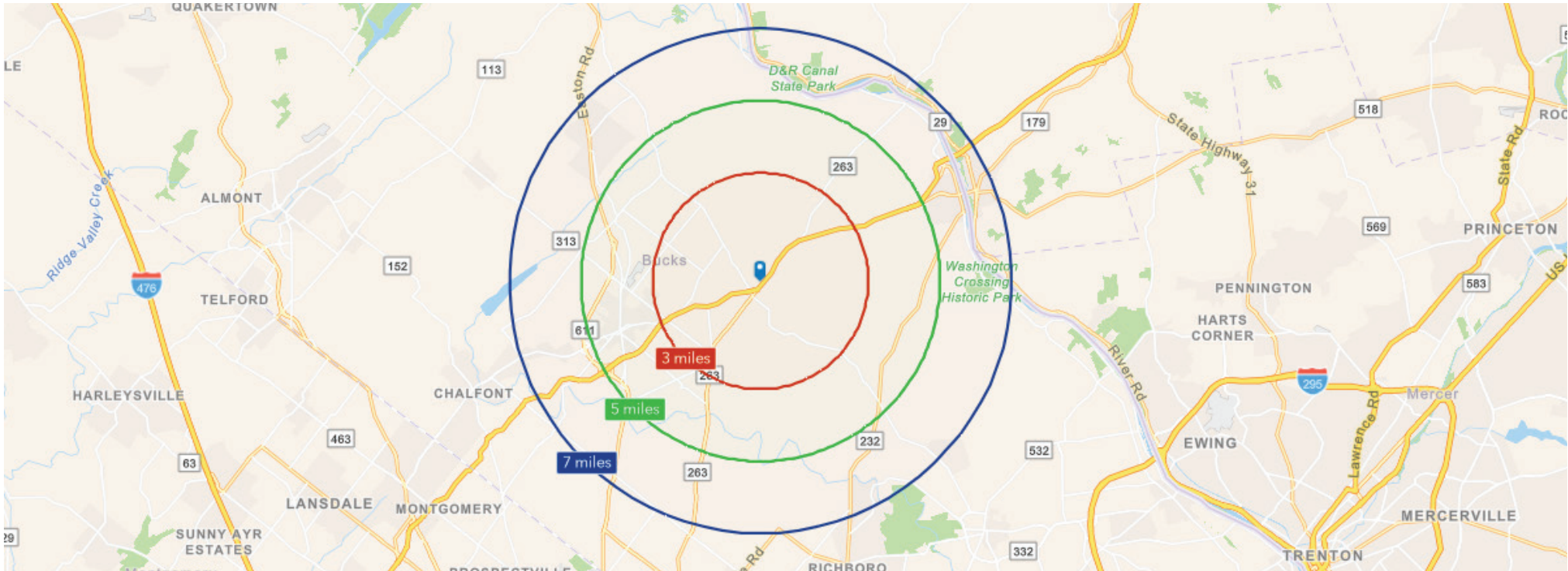
PROPERTY HIGHLIGHTS

- **In-line retail space with existing kitchen and food service equipment available**
- **Located directly on highly trafficked Route 202 (York Road)**
- **Attractive co-tenancy with essential, community-focused long-term tenants**
- **Large storefront windows provide ample natural light**
- **Affluent demographics: average household income of \$226,461 within a 3-mile radius**
- **Prime food service opportunity with strong visibility and access**

PROPERTY SPECIFICATIONS

STORE 7

Unit Size: 1,400± SF
HVAC \$89/month - One Heat Pump
Water: Private (well)
Sewer: Public
Zoning: LC - Limited Commercial
Complex: Buckingham Green
Municipality: Buckingham Township
Lease Rate: \$25 PSF, plus electric, gas, trash, water/sewer



POPULATION

	3 Mile	5 Mile	7 Mile
Total Population	18,168	55,599	106,544
Median Age	50	48	47
White Collar Employment	81%	81%	80%
Unemployment Rate	2.4%	2.4%	2.7%

HOUSEHOLDS & INCOME

	3 Mile	5 Mile	7 Mile
Total Households	6,715	21,592	40,652
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$226,461	\$200,002	\$197,819
Average House Value	\$788,930	\$771,282	\$749,873

Source: Site to Do Business

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