

# FOR SALE - MIXED-USE PROPERTY

31 Park Avenue, Oreland, PA 19075

"From Concept to Closing, with Integrity"

## FEATURES

- ▶ Very well-maintained 4,189 SF Building
- ▶ 10,585 SF corner lot
- ▶ 1,675 SF of commercial space on 1st floor
- ▶ 3-4 Bedroom apartment spans 2nd & 3rd floors
- ▶ High visibility location
- ▶ An abundance of on-site parking
- ▶ One block from SEPTA Regional Rail Oreland Station
- ▶ SEPTA bus (95) at curbside
- ▶ Convenient to the area's major roadways
- ▶ Ideal for a variety of uses

\*Measurements per county assessor



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,068	88,083	281,139
Average Income	\$160,263	\$168,999	\$147,375
Total Businesses	342	38,88	13,186
Total Employees	2,437	45,244	131,278

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

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