

FEATURES

- ▶ Prime 1.47 +/- acre development opportunity, ideal for mixed-use, hospitality, medical, multi-family and retail
- ▶ Located in the hub of Willow Grove Retail District
- ▶ Frontage and Access from: Easton Rd. - York Rd. & Center Ave. with unsurpassed exposure and traffic counts exceeding 39,000 VPD
- ▶ Approximately one mile south of PA Turnpike & one block away from the SEPTA Station @ Willow Grove
- ▶ Zoned TC-1 which permits a higher density of development



DEMOGRAPHICS

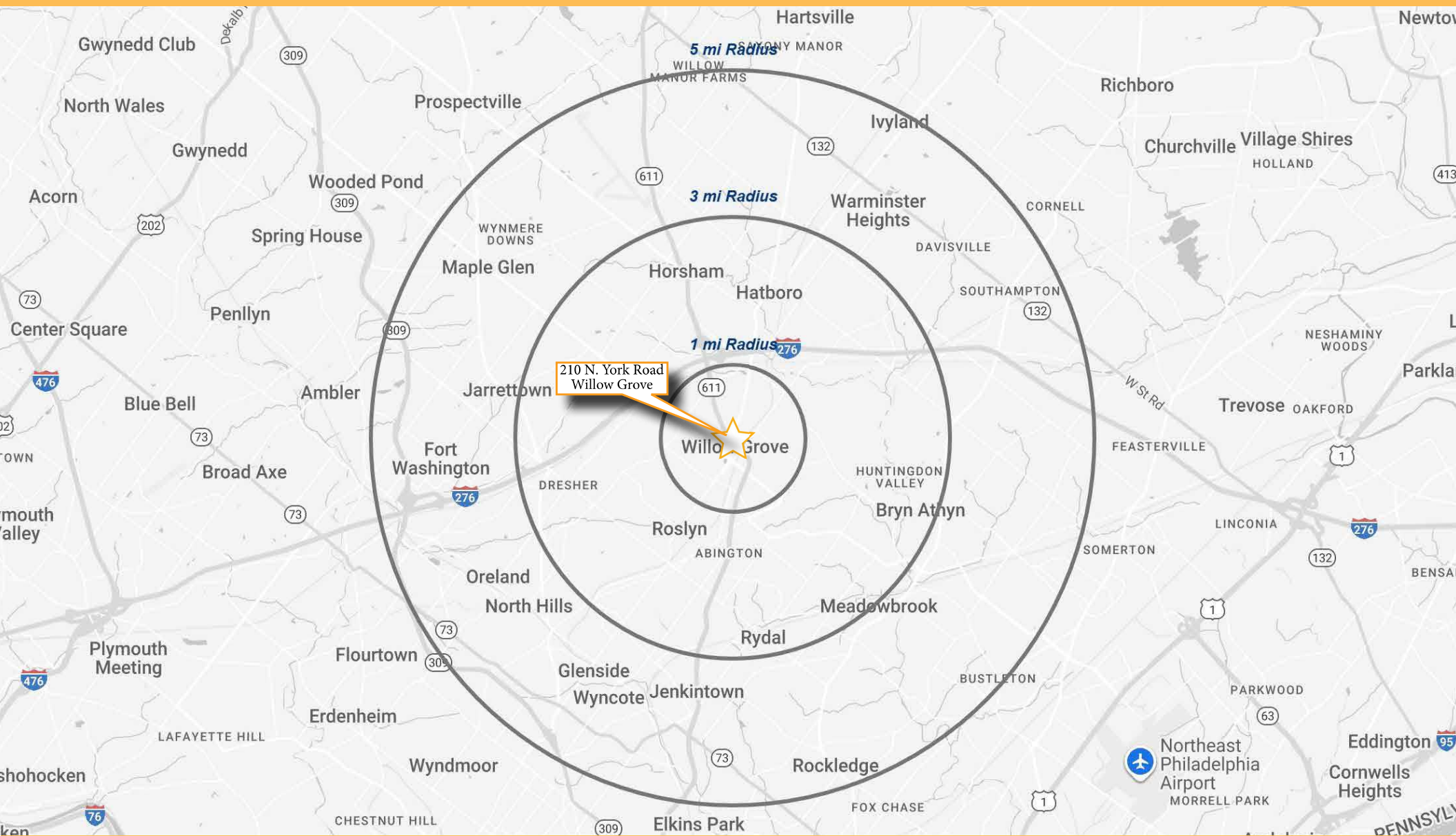
1 Mile 3 Miles 5 Miles

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

Contact:
Brendan W. Walsh
215-603-1234
bwalsh@walshcre.com

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.



Walsh Commercial Real Estate, LLC

WWW.WALSHCRE.COM | 3 Village Road, Suite 200, Horsham, PA 19044 | 215.836.1340

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.



Walsh Commercial Real Estate, LLC

WWW.WALSHCRE.COM | 3 Village Road, Suite 200, Horsham, PA 19044 | 215.836.1340

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.



Walsh Commercial Real Estate, LLC

WWW.WALSHCRE.COM | 3 Village Road, Suite 200, Horsham, PA 19044 | 215.836.1340

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.