

# FOR LEASE RETAIL SPACE

PENN'S  GRANT REALTY  
Corporation

*2291 York Road, Suite B  
Jamison, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



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**PROPERTY HIGHLIGHTS**

- High Profile Location
- A Prime Opportunity In Sought After Premier Retail Area
- Affluent Demographics
- High Traffic Counts

**PROPERTY SPECIFICATIONS**

Available Space: ..... 3,000± SF

Bathrooms: ..... One (1)

Water: ..... Private

Sewer: ..... Public

Parking: ..... To code

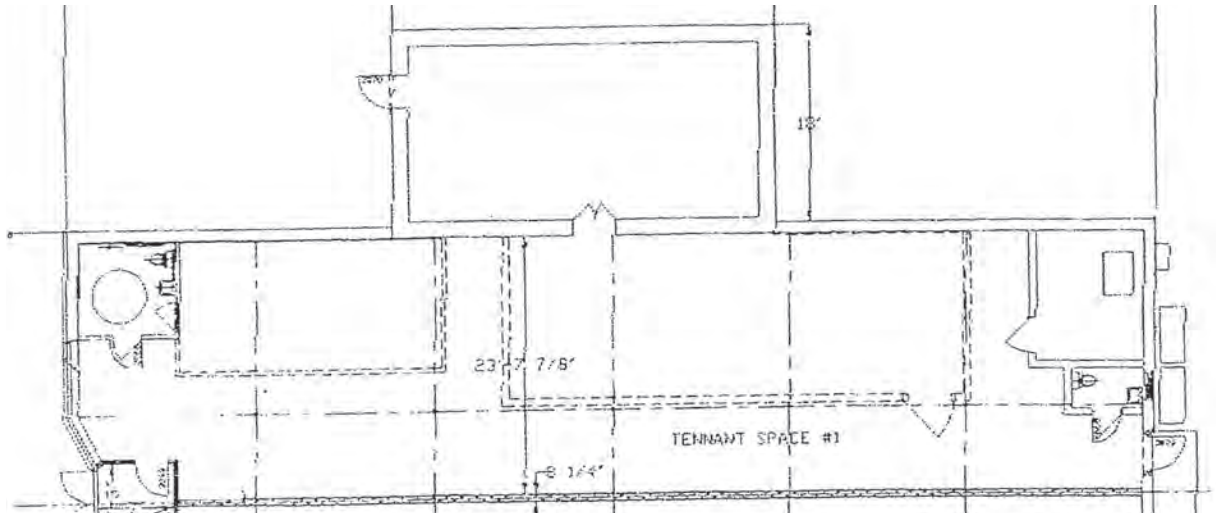
Municipality: ..... Warwick Township

Tax ID: ..... 51-003-099-001 (portion of)

Zoning: ..... C2- Commercial

Real Estate Taxes: ..... \$6,988 (2021)

Leasing Price: ..... \$14 PSF, NNN



3,000± SF





**DEMOGRAPHICS**

**Traffic Counts: .....18,701**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Population</b>	6,328	40,929	114,502
<b>Average Household Income</b>	\$155,893	\$129,656	\$113,418



