

RETAIL/OFFICE CONDOMINIUM FOR LEASE

“MALLARD CREEK VILLAGE”



130 Almhouse Road, Suite 301A
Richboro, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • gary@pgrealty.com • www.pgrealty.com

- Retail/office condo in Mallard Creek Village
- Great location between Newtown and Doylestown
- End Cap Location
- Just off Route 232 (Second Street Pike) in Richboro

PROPERTY SPECIFICATIONS

Total Space: 622± Sq. Ft.
Parking: To code
Ceilings: 8'
Loading: Side door access
Utilities:.....PECO (gas & electric)
Water: Public
Sewer: Public
HVAC: Heat Pump
Zoning: C-2
Municipality: Northampton Township
Tax Parcel: 31-009-145-203
Lease Rate:\$950 per month plus interior cleaning and utilities



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2019	5,537	38,394	135,961
Average Household Income	\$171,085	\$111,940	\$100,076
Per Capita Income	\$58,744	\$51,658	\$49,049

Daily Traffic Counts: 16,049





