

FOR LEASE

HISTORIC BUILDING

**998 Second Street Pike
Richboro, Bucks County, PA**



COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM - Penn's Grant Realty Corporation

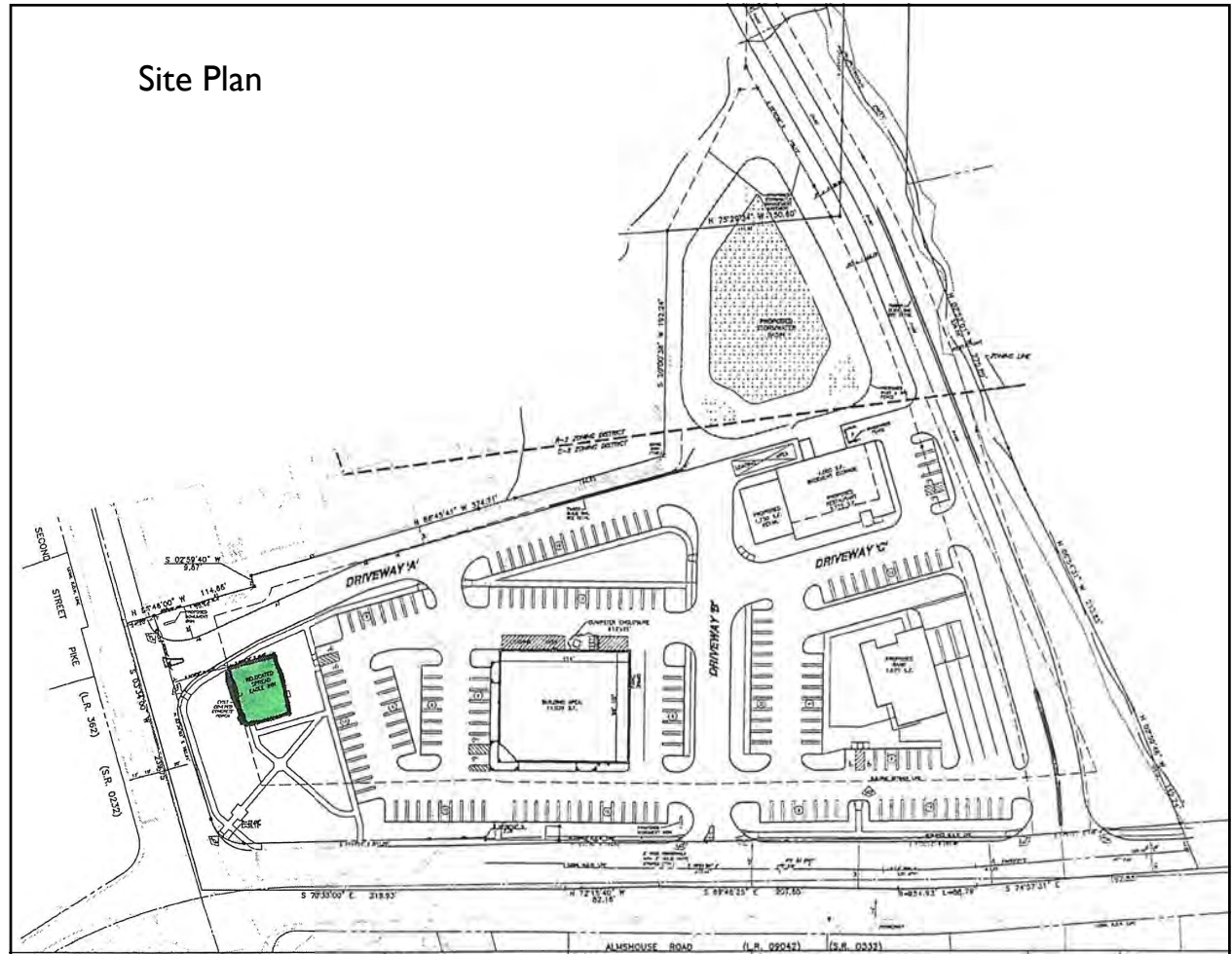
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • kurt@pcrealty.com • www.pcrealty.com

Property Highlights

2 Story, historic building situated at the intersection of Second Street Pike and Almshouse Road in Richboro.

PROPERTY SPECIFICATIONS

Total Square Feet:.....2,480± SF
 Lot Size:7.36± Acres
 HVAC: Gas fired hot air with central air conditioning
 Utilities: PECO energy direct bill to Tenant
 Water:..... Public
 Sewer:..... Public
 Parking: 22 Parking Spaces
 Zoning:.....C-2—General Commercial/Office District
 Municipality:..... Northampton Township
 Signage: Two (2) Highly visible pylon signs
 CAM Charges: \$5.20 PSF
 Lease Price: \$15 per SF, net of expenses and utilities



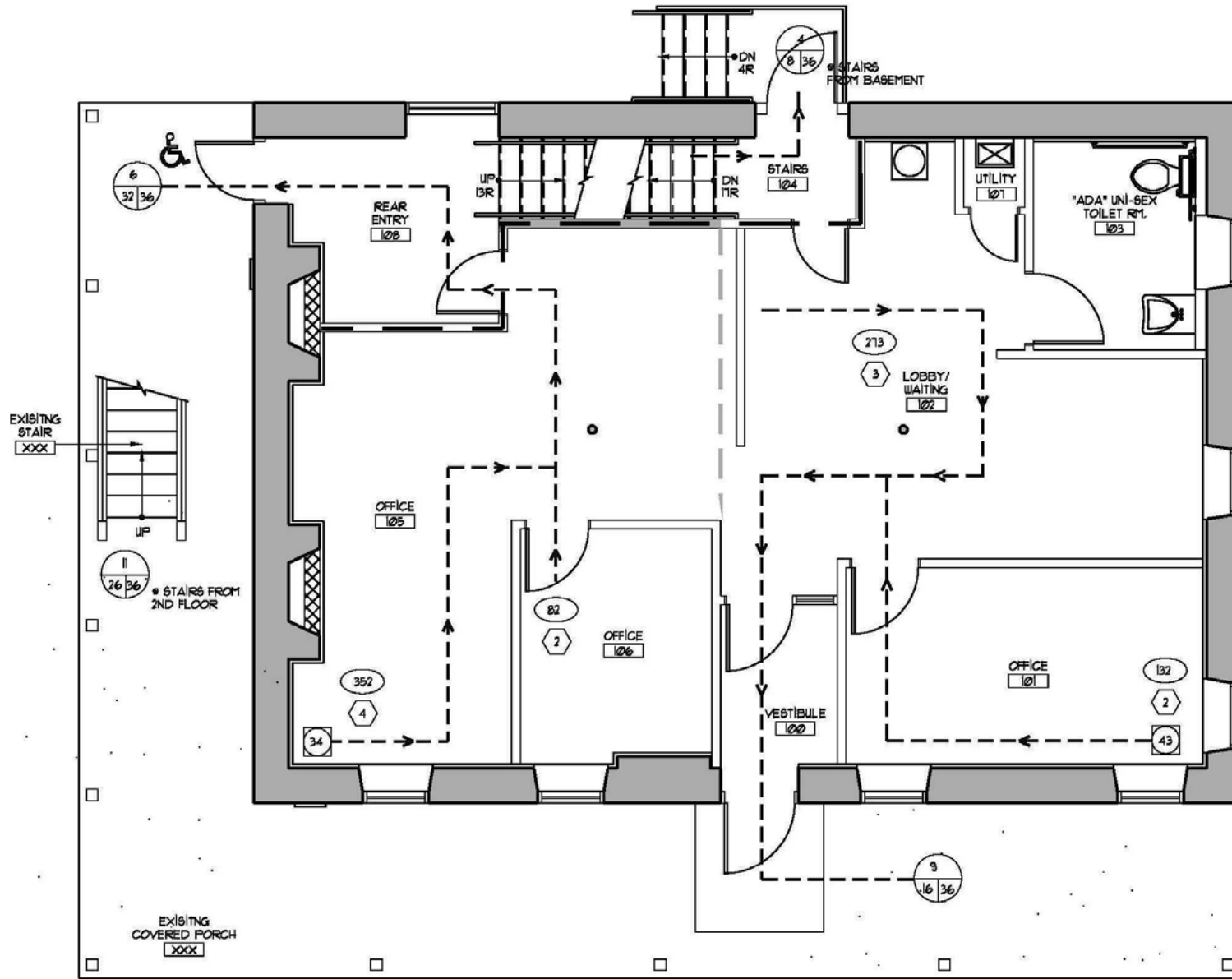
CONTACT

Kurt Eisenschmid, CCIM
 Penn's Grant Corporation
 215-489-3800 x3
 Kurt@pgreatlty.com www.pgrealty.com

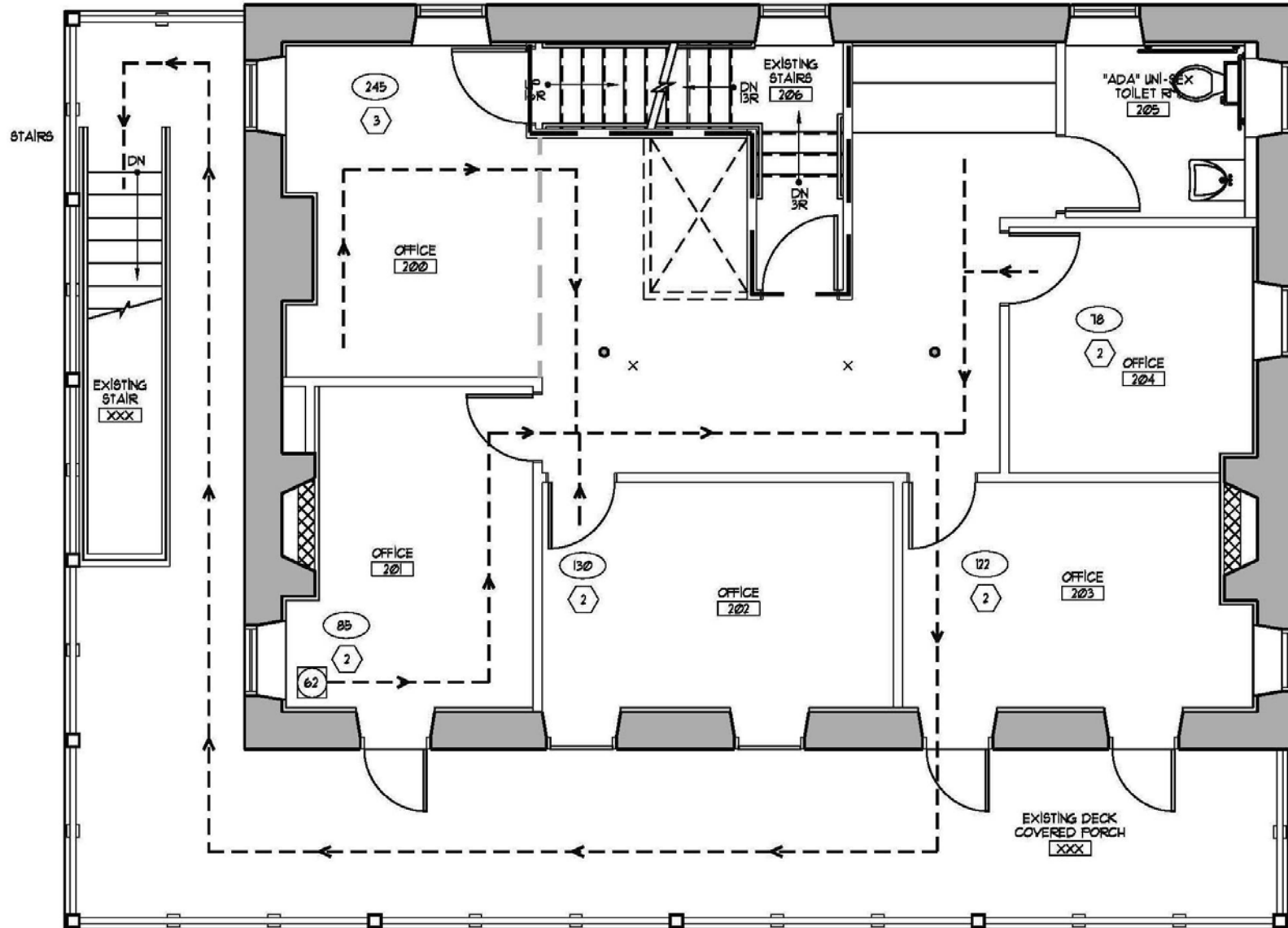
DEMOGRAPHICS

Daily Traffic Counts:	20,422		
Drive Time:	1 Mile	3 Mile	5 Mile
Population:	6,410	42,400	132,865
Avg. Household Income:	\$145,116	\$126,718	\$112,492





First Floor Plan



Second Floor Plan

