

FOR LEASE

Wholesale Distribution/Specialty Retail Space

PENN'S  GRANT REALTY
Corporation

**802 Gravel Pike
Palm, Montgomery 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



PROPERTY SPECIFICATIONS

Total Building Size:43,000± SF (3 Levels)
 Uses: Wholesale Distribution, Specialty Retail
 Available Space: 15,000 - 43,000± SF
 Ceiling Height: 10'
 Bathrooms:One (1) ADA per Floor
 Loading Dock:s Two (2)
 HVAC: Ceiling hung gas heat
 Elevator: One (1) Freight Elevator
 Electric: 3 Phase, 200 amp, 220 volt

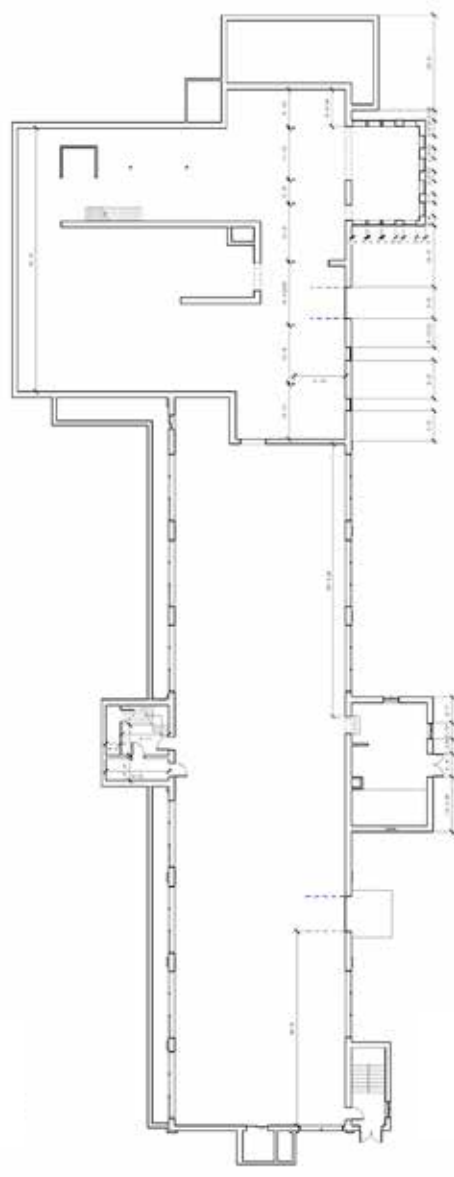
Water: Public
 Sewer: Public
 Gas/Electric: Service PP&L
 Municipality: Upper Hanover Township
 Zoning: VCR - Village Commercial/Residential - Non-Conforming
 Tax Parcel: 57-00-01366-00-8
 Real Estate Taxes (2023): \$10,858
 Lease Price: \$6.00-\$8.00/SF NNN



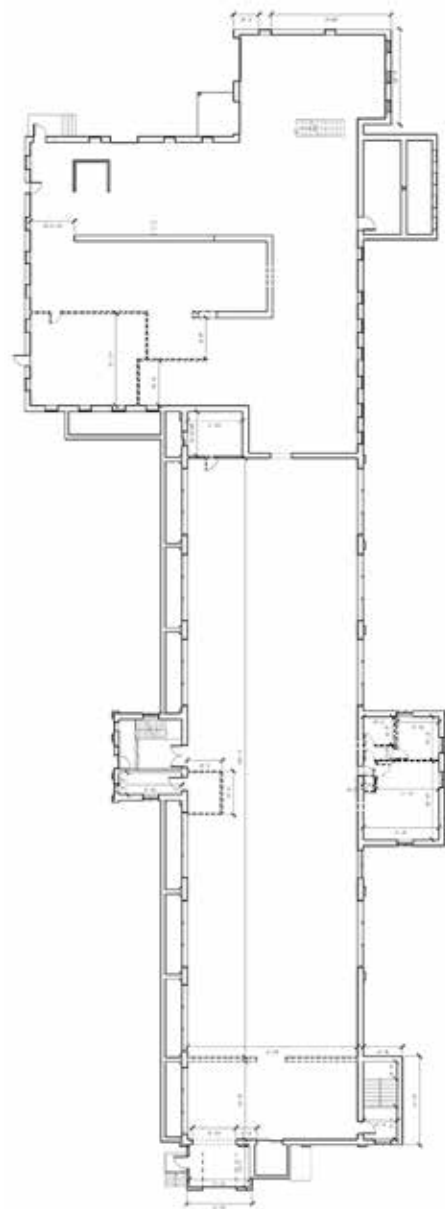
PROPERTY HIGHLIGHTS

- **Central Location for Servicing Eastern Pennsylvania**
- **Close Proximity to I-476 and Routes 100 & 663**
- **Easy Access to Both Lehigh Valley & Delaware Valley**

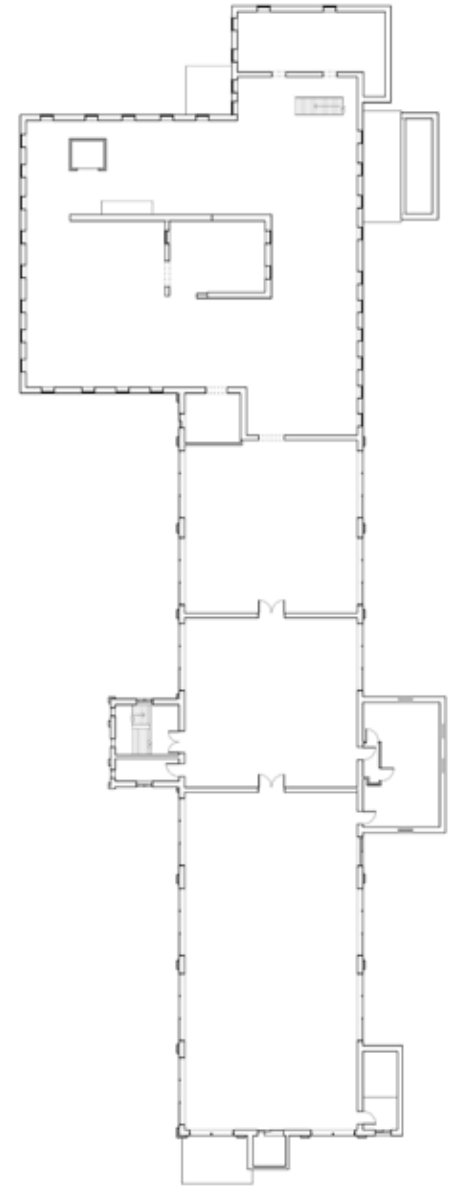




Lower Level Floor Plan



1st Floor Plan



2nd Floor Plan

DEMOGRAPHIC SUMMARY

802 Gravel Pike, Palm, Pennsylvania, 18070
Ring of 5 miles

KEY FACTS

31,667

Population



11,927

Households

43.7

Median Age

\$72,731

Median Disposable Income

EDUCATION

6%

No High School Diploma



38%
High School Graduate



26%
Some College



30%
Bachelor's/Grad/Prof Degree

INCOME



\$90,551

Median Household Income



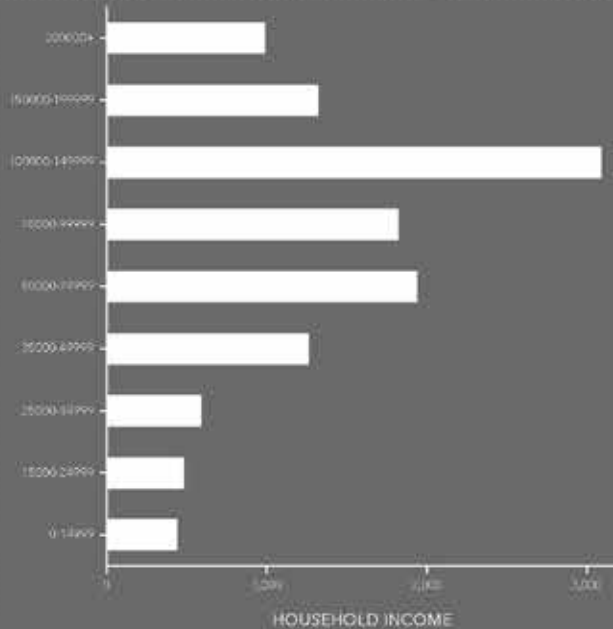
\$42,339

Per Capita Income



\$298,883

Median Net Worth



EMPLOYMENT



White Collar

64%



Blue Collar

27%



Services

13%

3.0%

Unemployment Rate

Source: Esri, The cartography of the data is 2022, 2023.

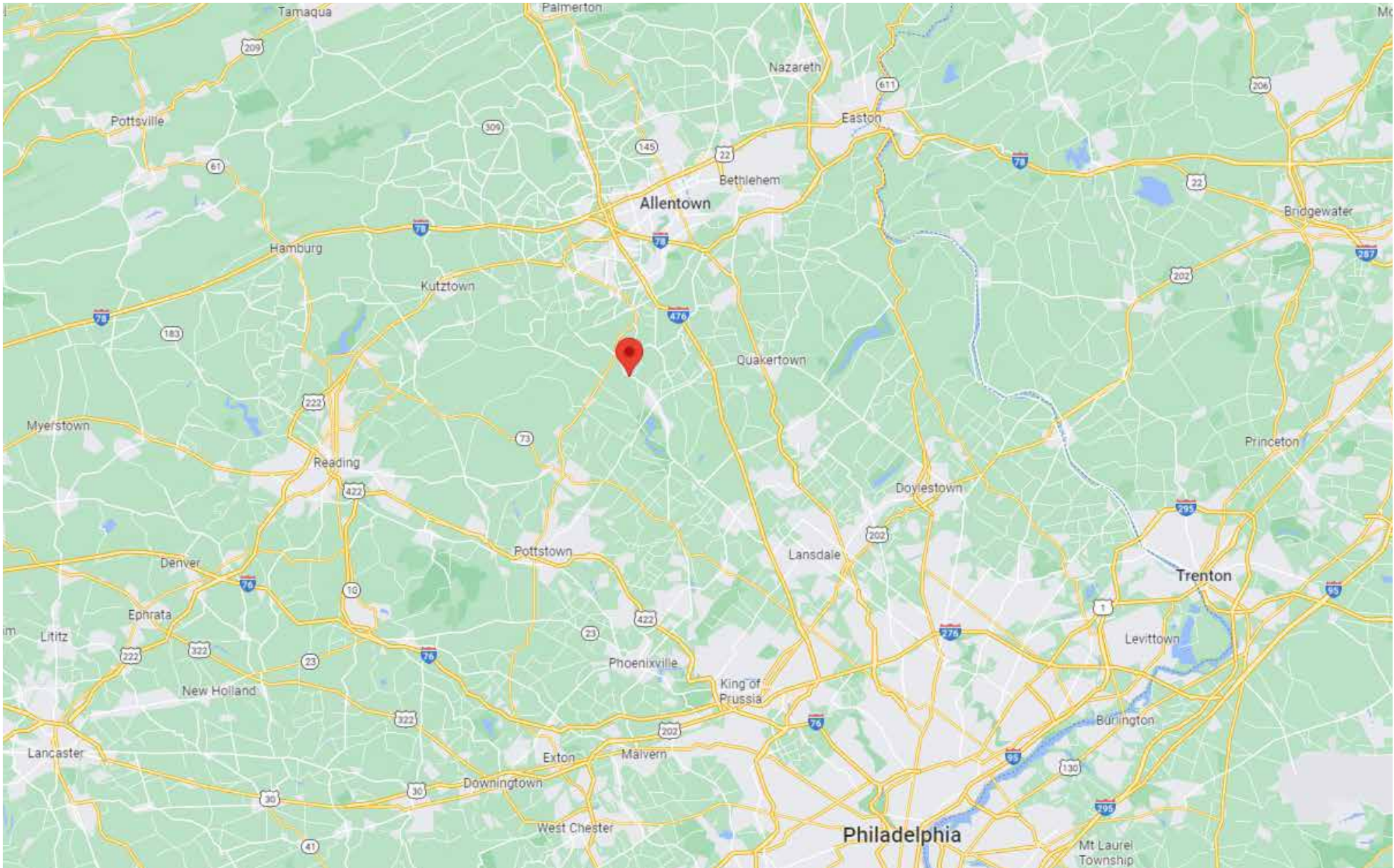
© 2023 Esri

PENN'S GRANT REALTY

Corporation

WHOLESALE/DISTRIBUTION/RETAIL

802 GRAVEL PIKE, PALM, PA



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

