

FOR LEASE RETAIL SPACE

PENN'S  GRANT REALTY
Corporation

826 N. Easton Road
Doylestown, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation
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Available 2,000± SF - Unit 3A



CROSS KEYS PLAZA

PROPERTY SPECIFICATIONS

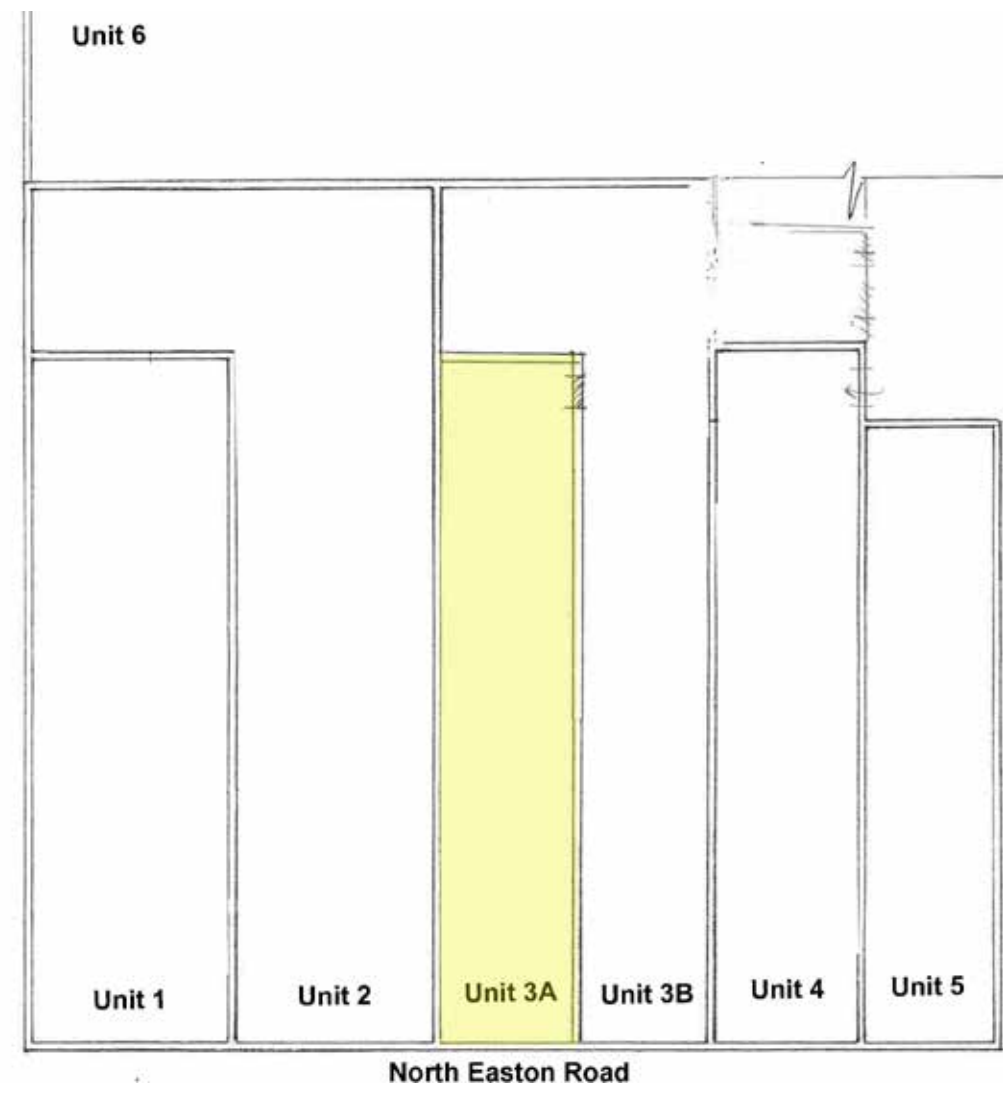
Suite 3A faces N. Easton Road, offering prime visibility to passing traffic. This strategic positioning enhances its exposure and accessibility, making it particularly attractive for businesses seeking maximum visibility and customer engagement.

- Pylon sign for enhanced visibility.
- High visibility and traffic counts, making it attractive for your business.
- Proximity to Downtown Doylestown, Doylestown Hospital, and Bucks County Courthouse.
- Convenient accessibility via North Main Street, Route 611 Bypass, Route 202 Parkway, and Route 313.
- It is situated in a densely populated area with strong demographics.
- Surrounded by a mix of thriving national, regional, and local businesses.
- Zoned C2 - Highway Commercial District in Plumstead Township, allowing for a variety of commercial uses.

Unit 3A Size:	2,000± SF
Ceiling Height:	12' Clear
Parking:	On-site
Water:	Public
Sewer:	Public
Municipality:	Plumstead Township
Zoning:	C2- Highway Commercial District
Lease Price:	\$25 PSF, plus utilities







Unit 3A - 2,000± SF



PROPERTY PERMITTED USES

- Retail Store
- Eating Place
- Service Business
- Medical Office
- Office
- Municipal
- Veterinarian
- Public Recreation Facility
- Indoor Athletic Club
- Commercial Recreation Facility
- Personal Care Facility
- Commercial or Trade School
- Financial Establishment
- Convenience Store
- Hospital
- Repair Shop



DEMOGRAPHIC PROFILE

826 N. Easton Road, Doylestown, PA

EDUCATION

2.2%	16.3%	18.7%	62.8%
No High School Diploma	High School Graduate	Some College/Associate's Degree	Bachelor's/Great Than Degree

EMPLOYMENT

79.4%	9.8%	10.8%	2.3%
White Collar	Blue Collar	Unemployed	Not in Labor Force


INCOME

\$135,435	\$68,102	\$626,236
Median Household Income	Per Capita Income	Median Net Worth

KEY FACTS

73,753	44.3
Population	Median Age
27,042	\$108,778
Households	Median Disposable Income

HOUSEHOLD INCOME (\$)

826 N. Easton Road, Doylestown, PA
 Ring of 1 mile  Eating Places



6,971 Population	2,792 Households	2.45 Avg Size Household	43.2 Median Age	\$107,412 Median Household Income	\$525,754 Median Home Value
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