

FOR LEASE

Commercial Space



**32 Bristol Road
Chalfont Borough, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk & Matthew Eisenschmid — Penn's Grant Realty Corporation
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PROPERTY SPECIFICATIONS

Available Space:	3,238± SF
Retail/Office Space:	1,350± SF
Office HVAC:	Gas Hot Water Base Board & Central Air
Office Current Layout:	Privates Office, Open Work Area, Kitchenette, One (1) Bathroom
Office HVAC:	Gas Hot Water Base Board & Central Air
Warehouse/Storage Space:	1,888± SF
Ceiling Height:	12' Clear
Warehouse HVAC:	Ceiling Hung Gas Fired Heat
Floors:	Concrete
Drive-In Doors:	Two (2) 10'x10'
Parking:	Fifteen (15) Spaces
Water:	Public
Sewer:	Public
Gas:	Public
Municipality:	Chalfont Borough
Zoning:	CC - Corridor Commercial District
Triple Net (NNN) Expenses:	\$3.82/SF (2025)
Lease Price:	\$13.80 PSF NNN

PROPERTY HIGHLIGHTS

- High Visibility
- Prominent Signage
- Central Borough Location
- Ample Parking
- New LED Lights Throughout
- Just Off Corner of Butler Ave (Route 202) and Bristol Road
- Warehouse/Storage

Corridor Commercial District Zoning

Permitted Uses

Office
 Medical Office
 Retail Shop
 Service Business
 Personal Services
 Library or Museum
 Community Center
 Day-Care Center
 Borough Services
 Financial Establishment
 Sit-Down Restaurant
 Fast-Food Restaurant
 Repair Shop
 Funeral Home or Mortuary
 Indoor Entertainment Facility
 Recreation Facility
 Tavern
 Veterinary Office or Clinic
 Automobile Repair
 Parking Lot
 Pet Day Care ad Salon
 Kennel



Total Space Available 3,238± SF

Office Space: 1,350± SF

Warespace: 1,888± SF

COMMUNITY SUMMARY

32 Bristol Rd, Chalfont, Pennsylvania, 18914

Ring of 5 miles

110,260	0.54%	2.61	43.5	44.9	\$130,554	\$576,593	\$777,006	19.1%	59.1%	21.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



11.1%

Services



11.7%

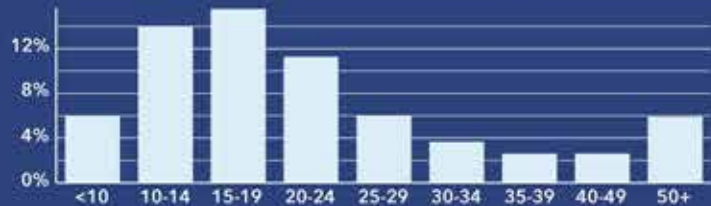
Blue Collar



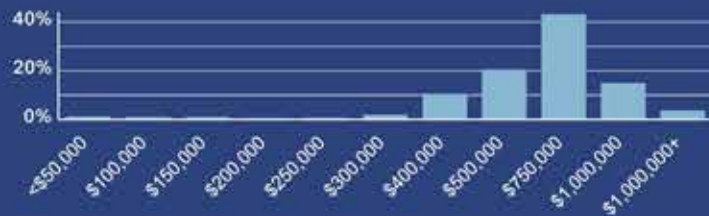
77.2%

White Collar

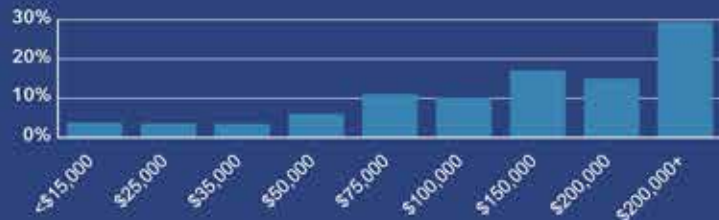
Mortgage as Percent of Salary



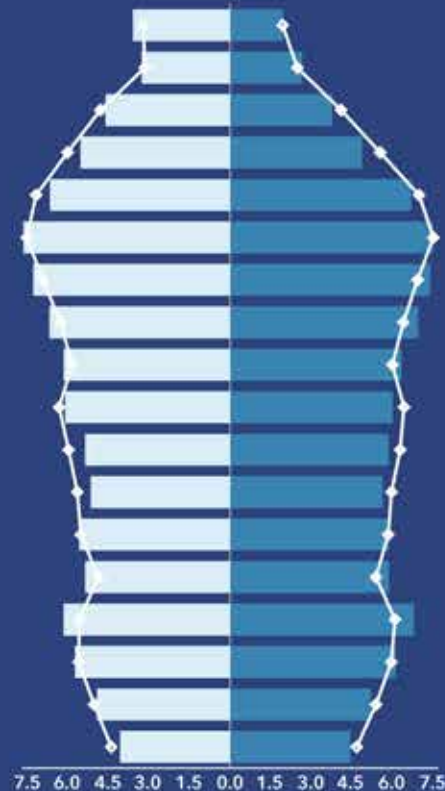
Home Value



Household Income



Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes



