

FOR LEASE RETAIL SPACE (End Cap)

5175 COLD SPRING CREAMERY ROAD, DOYLESTOWN, PA

"COLD SPRING CENTER" 7,500 SF



PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT
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- **7,500 SF end-cap retail space available in Cold Spring Center, a vibrant mixed-use retail and office complex in Doylestown**
- **Rite Aid operated successfully here for 30 years, underscoring the site's strong community support and long-term viability**
- **Located at a high traffic, signalized intersection of Route 413 & Cold Spring Creamery Road**
- **Attractive co-tenancy with essential, community-focused long-term tenants including Spring Cleaners, Spatola's Pizza, and Buckingham Eye**
- **Ample window lines along multiple exposures provide natural light**
- **Monument signage at the center entrance and building façade signage**
- **Affluent demographics: Average household income of \$222,997 within a 3-mile radius**
- **5-minute drive from Route 611**
- **Ideal for tenants seeking visibility and access in a high-income trade area**
- **Located near Our Lady of Guadalupe Church, Cold Spring Elementary School and Penn Community Bank**



Store 4S: 7,500± SF (divisible)

Store Position: . End-Cap Closest to Complex Entrance

Complex: Cold Spring Center

Restrooms:Two (2) ADA Compliant

Ceiling Height: 9' to Drop Ceiling

HVAC: Four (4) Heat Pump Units
Individual Temperature Control

Sprinkler: 100% Wet System

Parking: 130 spaces

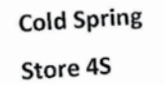
Water:Public

Sewer:Public

Municipality: Buckingham Township

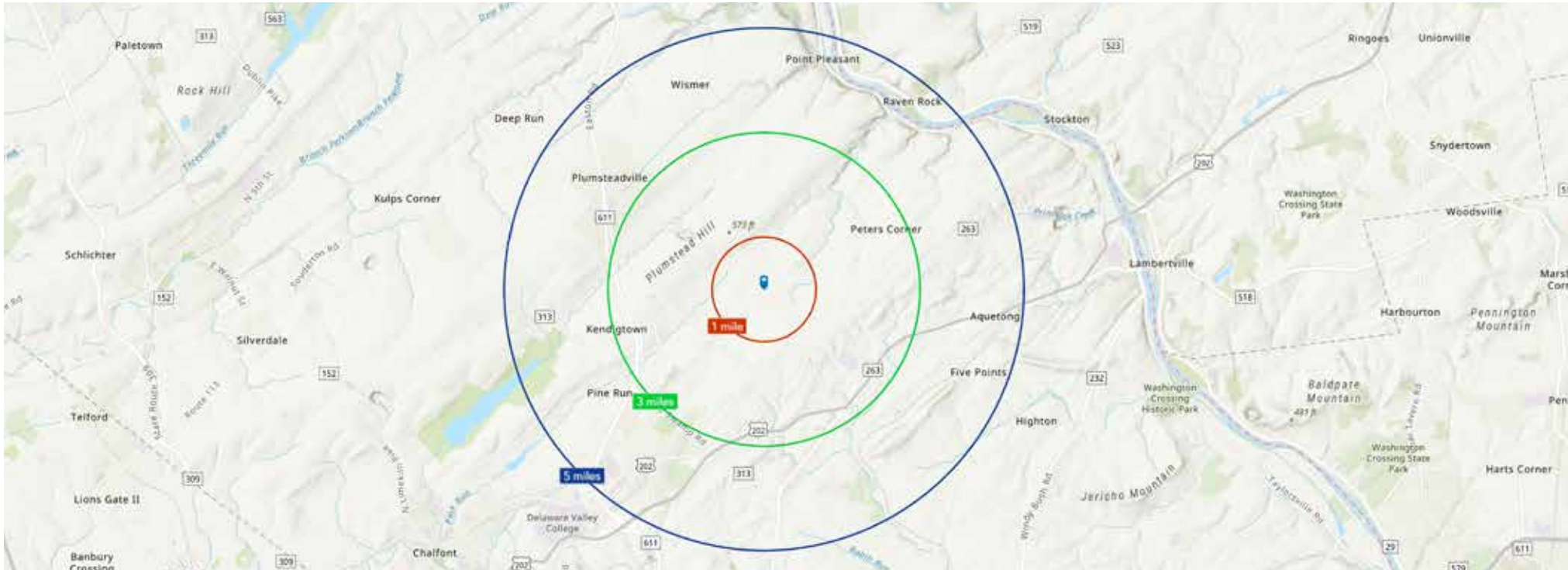
Lease Price: \$25 NNN





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POPULATION

	1 Mile	3 Mile	5 Mile
Total Population	7,672	20,538	53,946
Median Age	46	45	47
White Collar Employment	84%	82%	81%
Unemployment Rate	4.3%	2.8%	2.3%

HOUSEHOLDS & INCOME

	1 Mile	3 Mile	5 Mile
Total Households	1,512	7,232	21,027
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$242,360	\$222,997	\$197,763
Average House Value	\$733,960	\$763,421	\$753,879

Source: Site to Do Business

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COLD SPRING CENTER

Join Established Long-Term Tenants

- **Spatola's Pizza & Italian Kitchen**
- **Spring Cleaners**
- **Buckingham Eye Associates**
- **State Farm Insurance**
- **Covino Orthodontics**
- **Daycare/Childcare Center**

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