

FOR SALE OFFICE SPACE

1456 Ferry Road, Unit 601, Doylestown, Bucks County, PA

Office Suite 1,973 SF



PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT
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PRESENTED BY:

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PROPERTY HIGHLIGHTS

- **High Visibility Office/Retail Complex**
- **Located at Signalized Intersection for Ease of Ingress and Egress**
- **Complex located at the Corner of Swamp Rd (Route 313) & Ferry Rd**
- **Daily Traffic Counts - Swamp Rd: 19,845±
- Ferry Rd: 7,629±**
- **Average Household Income within 5 Miles (2025): \$183,286**
- **Population within 5 Miles (2025): 73,901**



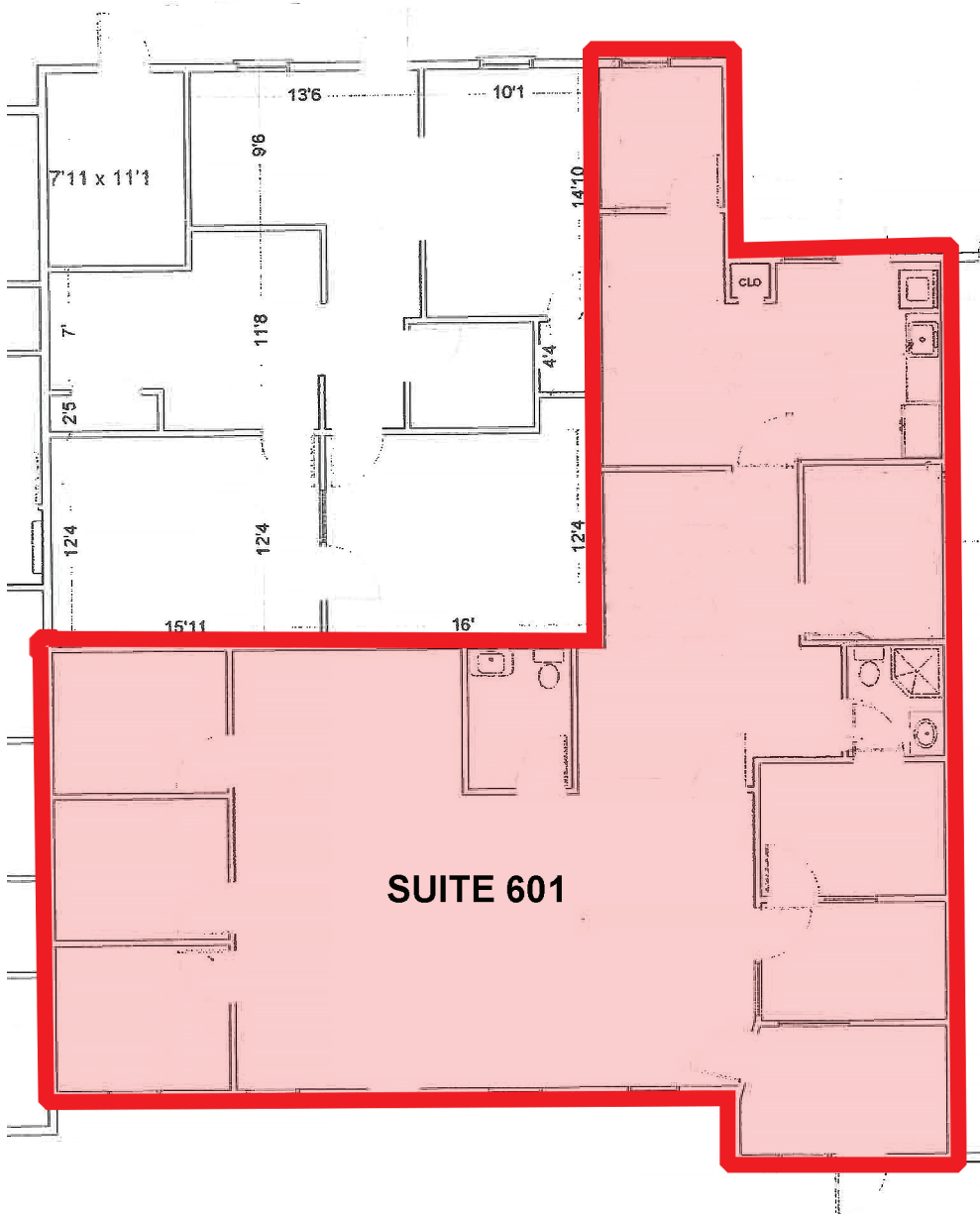
PROPERTY SPECIFICATIONS

Office Suite Size: 1,973± SF
Restrooms: Two (2)
HVAC: Central Air Conditioning, Forced Hot Air
Sprinkler: 100% Wet System
Complex Name: Fountainville Professional Center
Location: Building 600
Parking: On-site
Electric: PECO
Water/Sewer: Public
Tax Parcel Number: 26-012-064-601 and 26-012-064-604
Zoning: OP (Office Park)
Municipality: New Britain Township
Monthly Condominium Association Fees: \$641.88
Sale Price: \$315,000



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