

For Sale/Lease

Hatboro Retail Development Opportunity

52,000 SF development space in Hatboro at **107 S York Road** with direct access to PA turnpike offers the following:

- Adjacent to affluent neighborhoods such as Horsham, Willow Grove and Warminster
- Zoning RC-2 Retail Commercial

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Property Overview



1.47 acres
(64,033 SF)



52,000 SF



Located on
main area
thoroughfare



Zoned RC-2



Holds potential
for 80+ parking
spaces



Two miles from
PA Turnpike



The Hatboro Opportunity at **107 S York Road** presents a buyer or tenant the opportunity to locate in the vibrant, diverse borough of Hatboro, **home to approximately 8,200 residents.**

Address 101-107 S York Rd

Location Hatboro, Pennsylvania

Site Area 52,000 SF

Available Immediately

Stories 1

Est. Rent \$20 - 24/nnn (Retail)

Walk Score® Very Walkable (88)



Location Overview

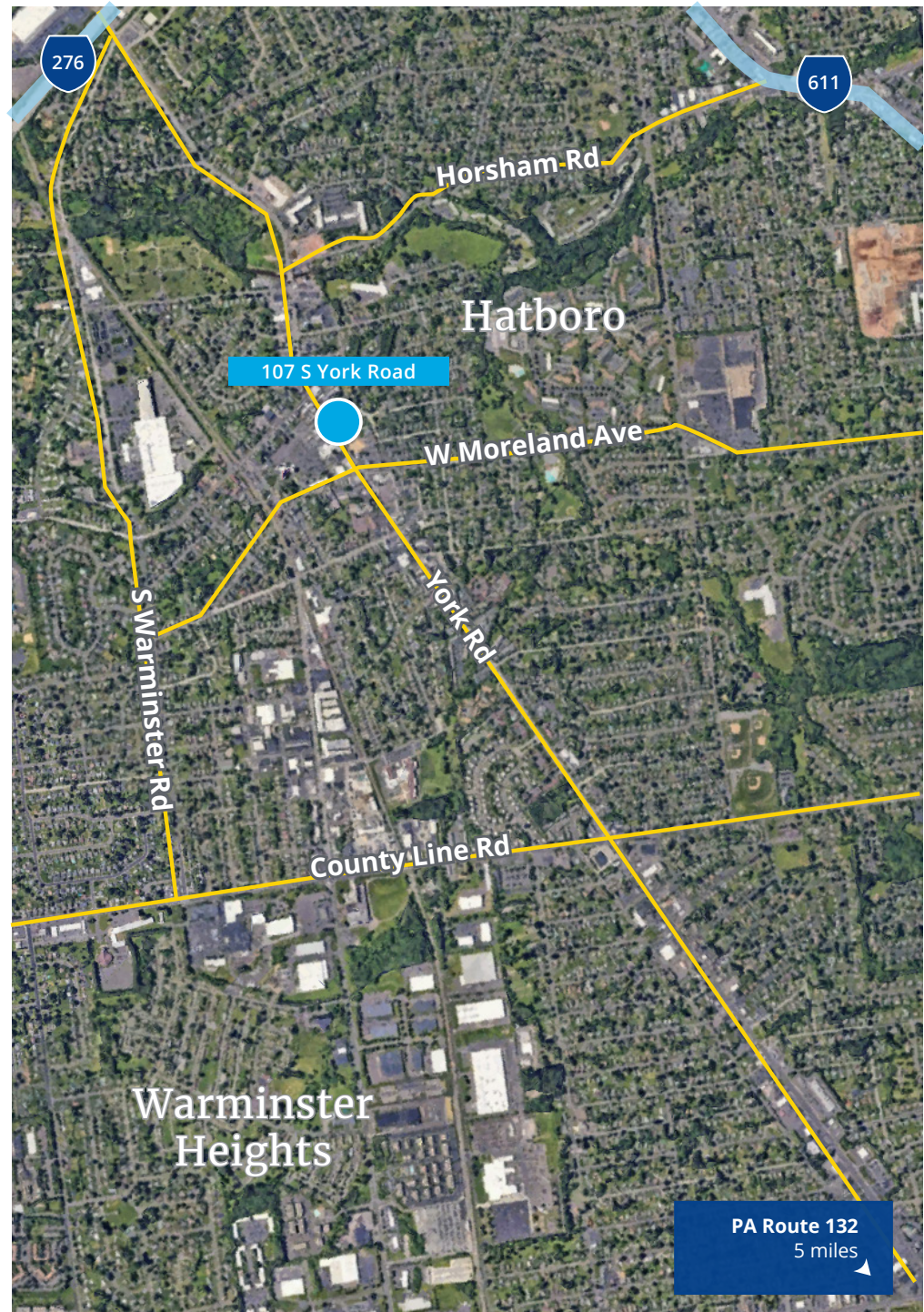
Situated along York Road in Hatboro, the site offers a large retail footprint in addition to two avenues of investment and/or redevelopment for buyers.

Retail + Residential

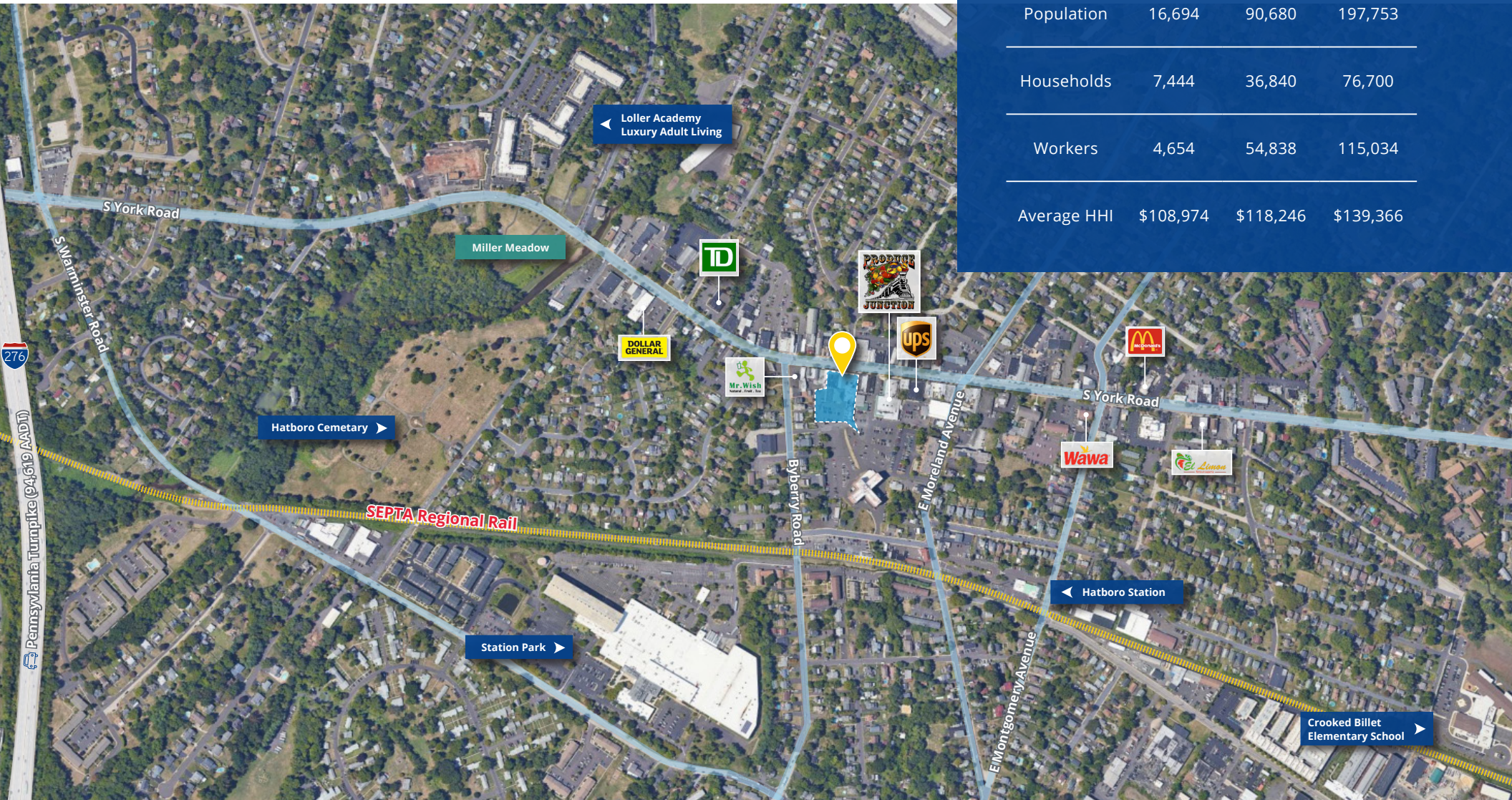
Zoning supports future redevelopment of the 1.47-acre lot into a five-story retail and residential mixed-use structure over a parking podium. Preliminary studies indicate the site can support 80-90 residential units, first floor commercial space, and 83 parking spaces.

Multi-tenant Redevelopment

Alternatively, the existing 52,000 SF building and its 80+ dedicated parking spaces can be subdivided to support 3-4 separate retail spaces with unmatched visibility and excellent frontage along York Road.



Aerial Overview



	1 mile	3 miles	5 miles
Population	16,694	90,680	197,753
Households	7,444	36,840	76,700
Workers	4,654	54,838	115,034
Average HHI	\$108,974	\$118,246	\$139,366

Local Retailers



Willow Grove Point & Horsham Gate

GIANT

Warminster TC & Center Pointe Place

THE HOME DEPOT

Village Mall

Promenade at Upper Dublin

GIANT

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Hatboro, PA



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