

## PROPERTY DESCRIPTION

Exceptional plug & play office space for lease in one of the region's most desirable office and retail buildings, Union Square, located in New Hope, Bucks County, PA. Up to 2,182 square feet of beautifully appointed office/medical/professional space is available immediately. This high-end office opportunity features a custom fit-out consisting of private offices, a conference room, a kitchenette, a reception area, and ADA-accessible restrooms.

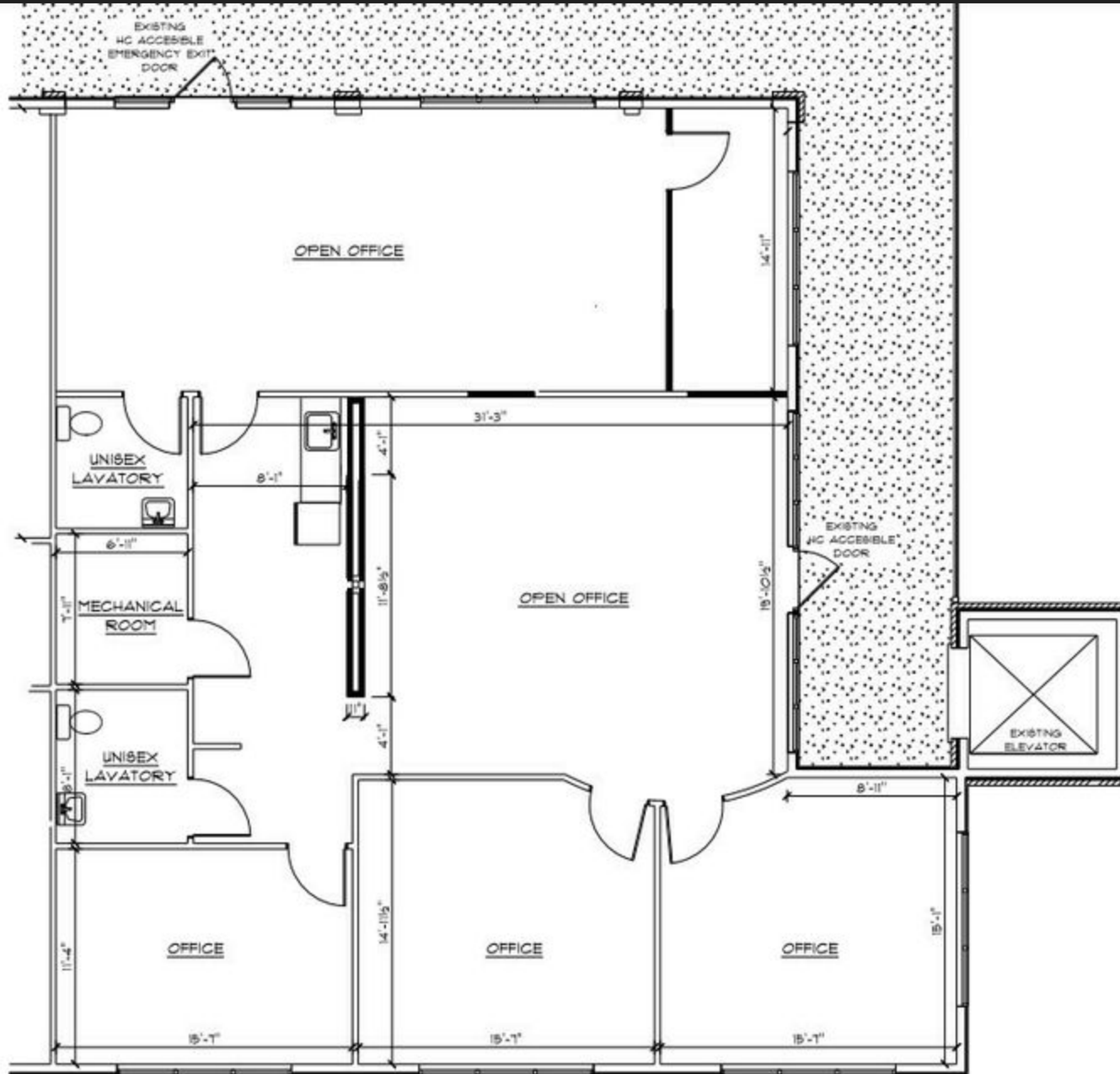
## PROPERTY HIGHLIGHTS

- Prominent location in New Hope within walking distance of award-winning dining, shops, and more
- Close proximity to PA-295 and PA-202
- Turnkey high-end finish quality
- Ideal corporate headquarters

## OFFERING SUMMARY

Lease Rate:	\$21.00 Gross
Available SF:	Approximately 700 - 2,182 SF
Zoning Classification:	LI
Municipality:	New Hope Boro
Occupancy:	Immediate

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	935	3,092
Total Population	356	1,661	5,825
Average HH Income	\$156,318	\$154,790	\$153,009







Presented By

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	356	1,661	5,825
Average Age	55.0	54.2	53.4
Average Age (Male)	54.3	54.7	54.3
Average Age (Female)	55.7	53.9	53.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	935	3,092
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$156,318	\$154,790	\$153,009
Average House Value	\$688,139	\$596,649	\$529,156

\* Demographic data derived from 2020 ACS - US Census

