



PROPERTY DESCRIPTION

Your Business Belongs Here – Philadelphia Pike and Shipley Road

Here's your chance to grab 6,500 SF of second-floor office/flex space in a prime location. Sitting right at the busy intersection of Philadelphia Pike and Shipley Road, this space offers incredible visibility and endless potential for your business. With a mix of finished and unfinished areas, you have the flexibility to make it exactly what you need. Half the space is ready to go (formerly a church), and the other half is a blank canvas that can be tailored to fit your vision.

KEY FEATURES

- **Size:** Entire 6,500 SF upper floor available (demisable roughly in half)
- **Lease Rate:** \$10/SF + utilities (as is)
- **Condition:**
 - > Fit-out Section: Previously a church, fully climate-controlled
 - > Unfinished Section: In shell condition; owner will vanilla box it, (tenant-dependent)
- **Restrooms:** Two sets of men's and women's restroom
- **Access:** Walk-up second-floor access (interior lobby stairs to second floor)
- **Parking:** Rear onsite parking available

DEMOGRAPHICS AT A GLANCE

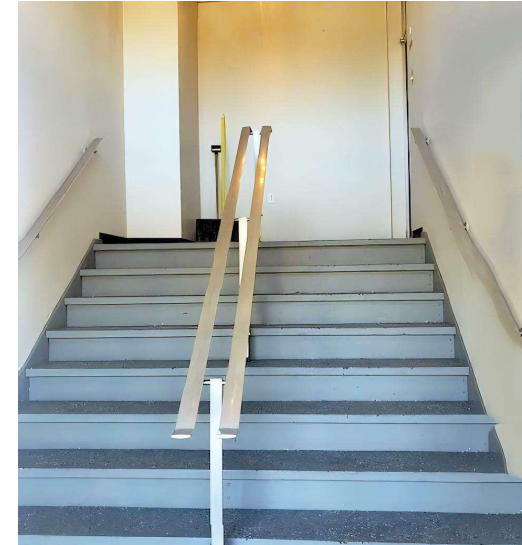
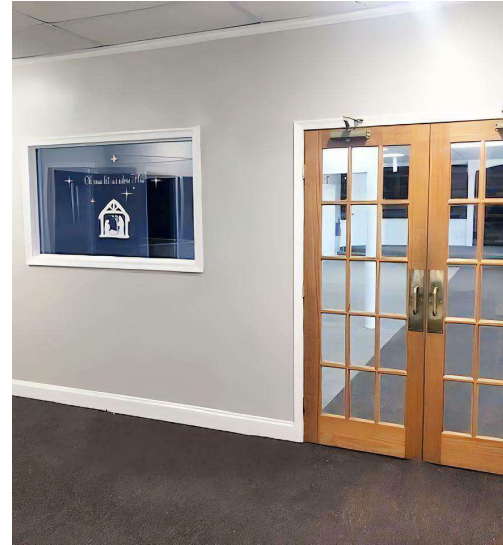
	1 MILE	3 MILES	5 MILES
Total Population	15,176	87,969	183,248
Total Households	6,565	38,393	76,318
Average HH Income	\$81,378	\$94,172	\$97,286
Average Age	42	42	41



For More Information, Contact:

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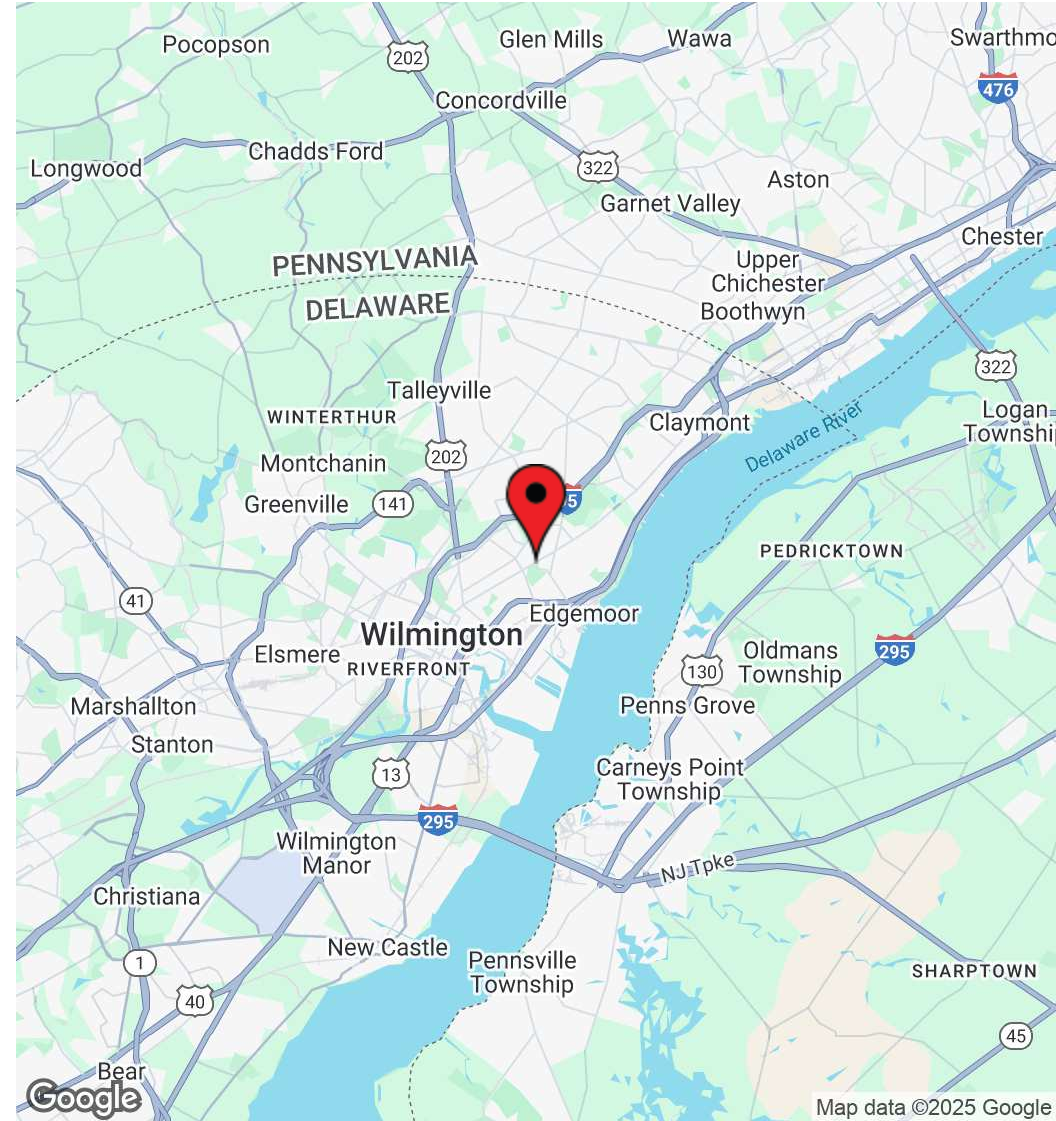
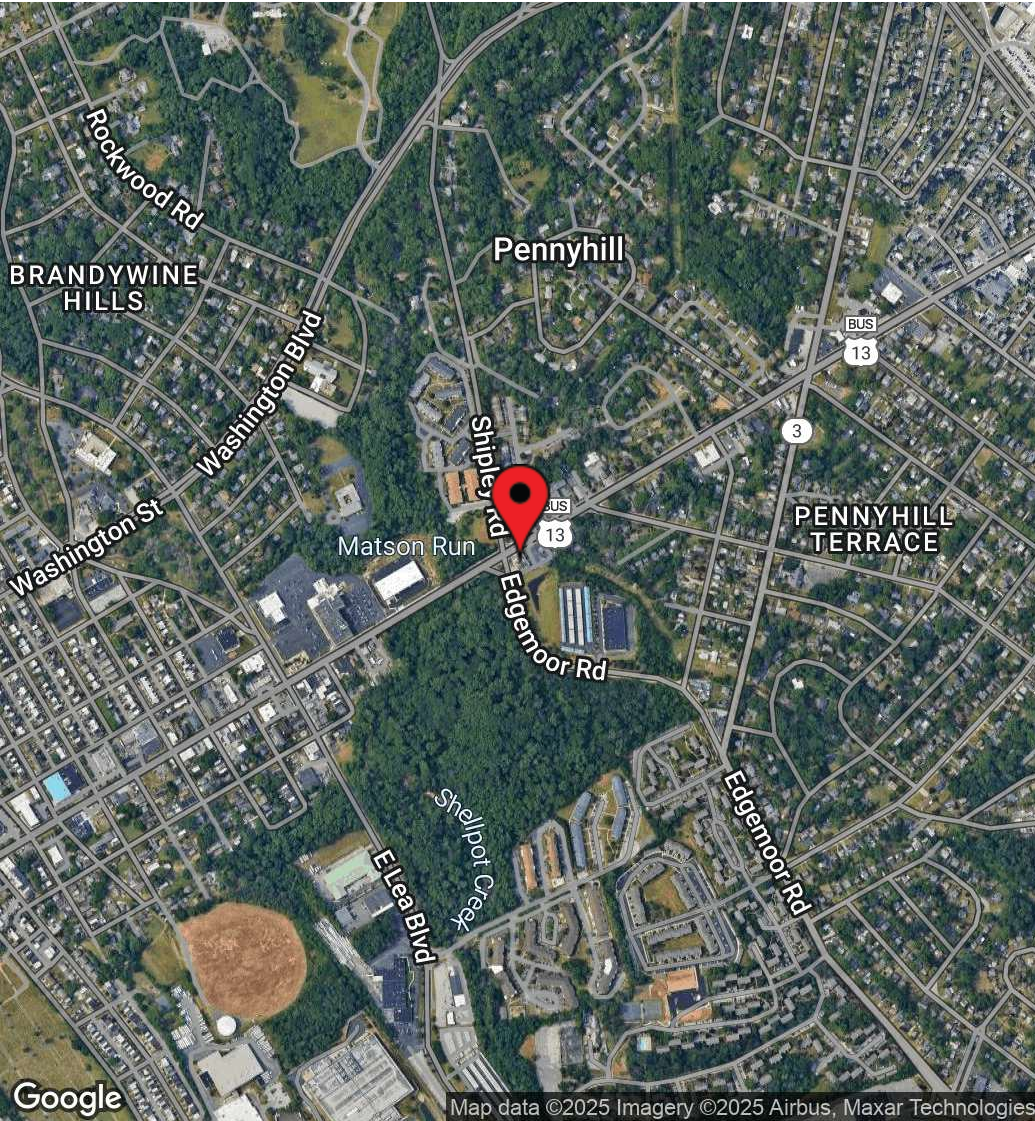
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OFFICE/FLEX SPACE FOR LEASE



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