

Property Summary



PROPERTY DESCRIPTION

Along with the flexible zoning, this one acre property and building can accommodate a wide variety of uses including but not limited to professional office, medical office, retail, church and more.

PROPERTY HIGHLIGHTS

- Free standing building (+/- 4,824 SF)
- Possible building expansion
- Possible redevelopment site
- Onsite water (public available)
- Public sewer
- Building sprinklered
- Abundant parking
- Zoned PC, Uwchlan Township
- Taxes \$8,516 (2024)

OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	1 Acres
Building Size:	4,824 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,977	32,831	117,227
Total Population	6,496	84,524	296,371
Average HH Income	\$114,049	\$153,554	\$134,229

FRANK ENGLUND

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Interior Photos



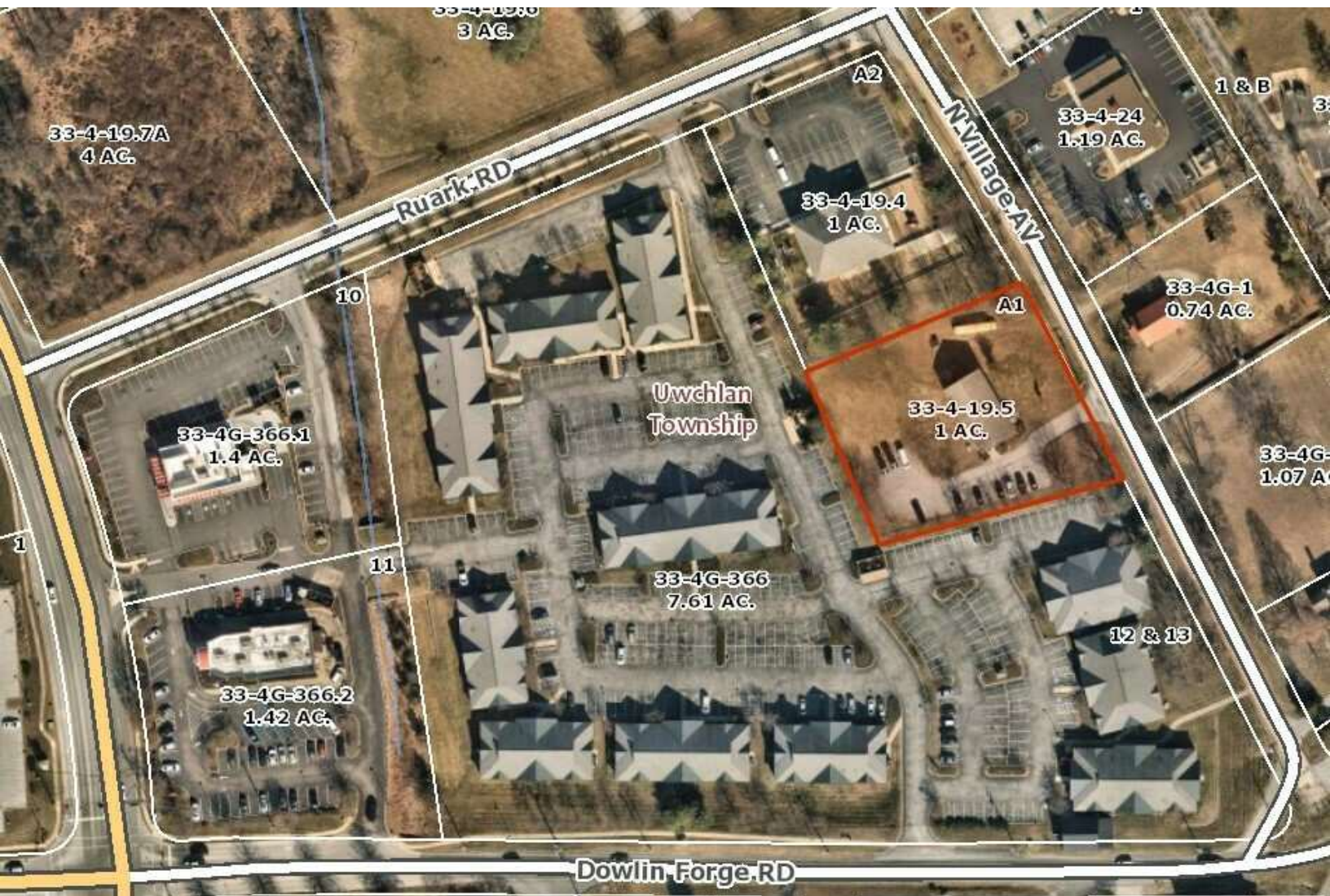
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FIRST LIBERTY PARTNERS
COMMERCIAL REAL ESTATE

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Site Plan | Aerial



Tax Parcel 33-4-19.5

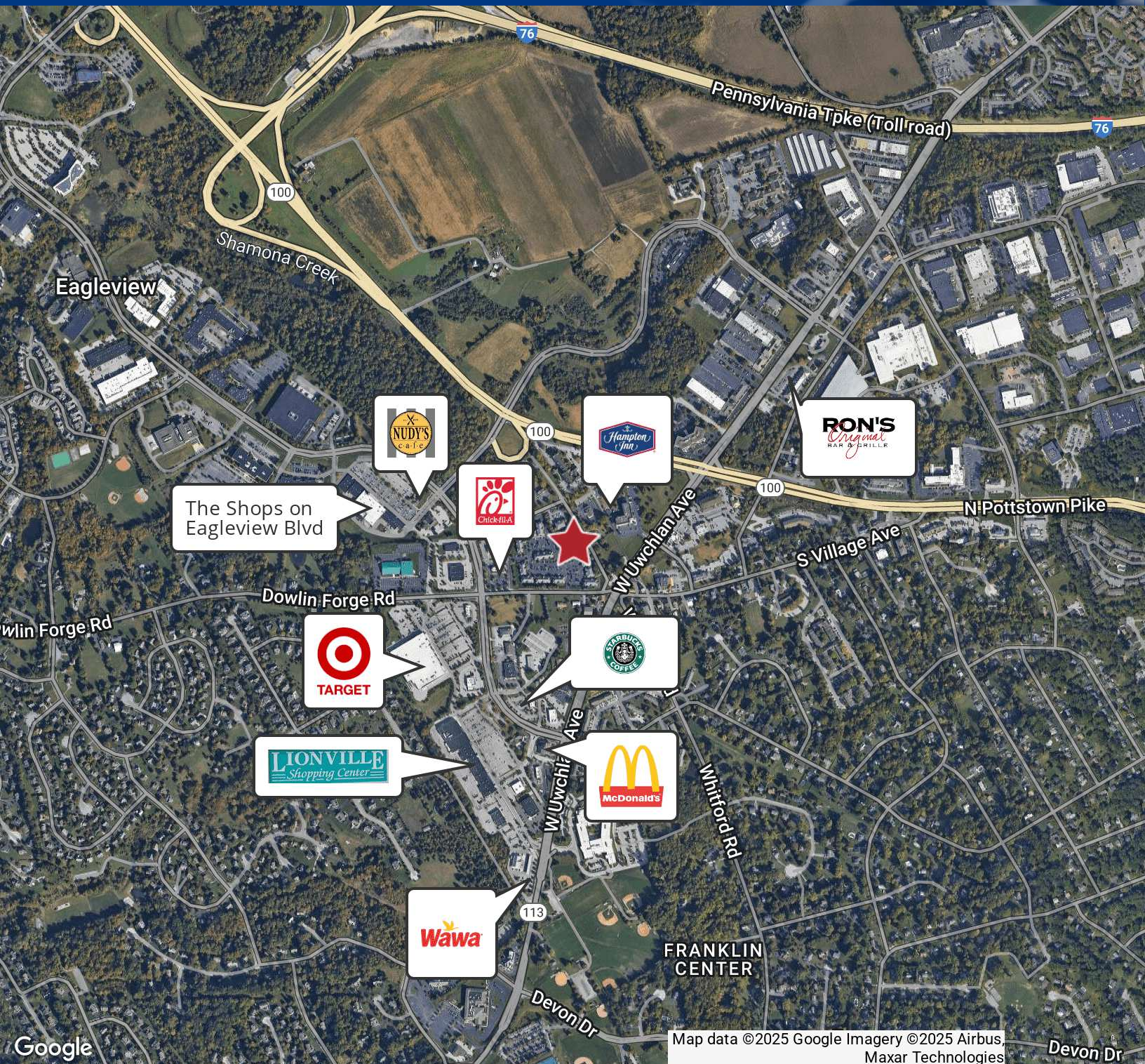
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Location Map



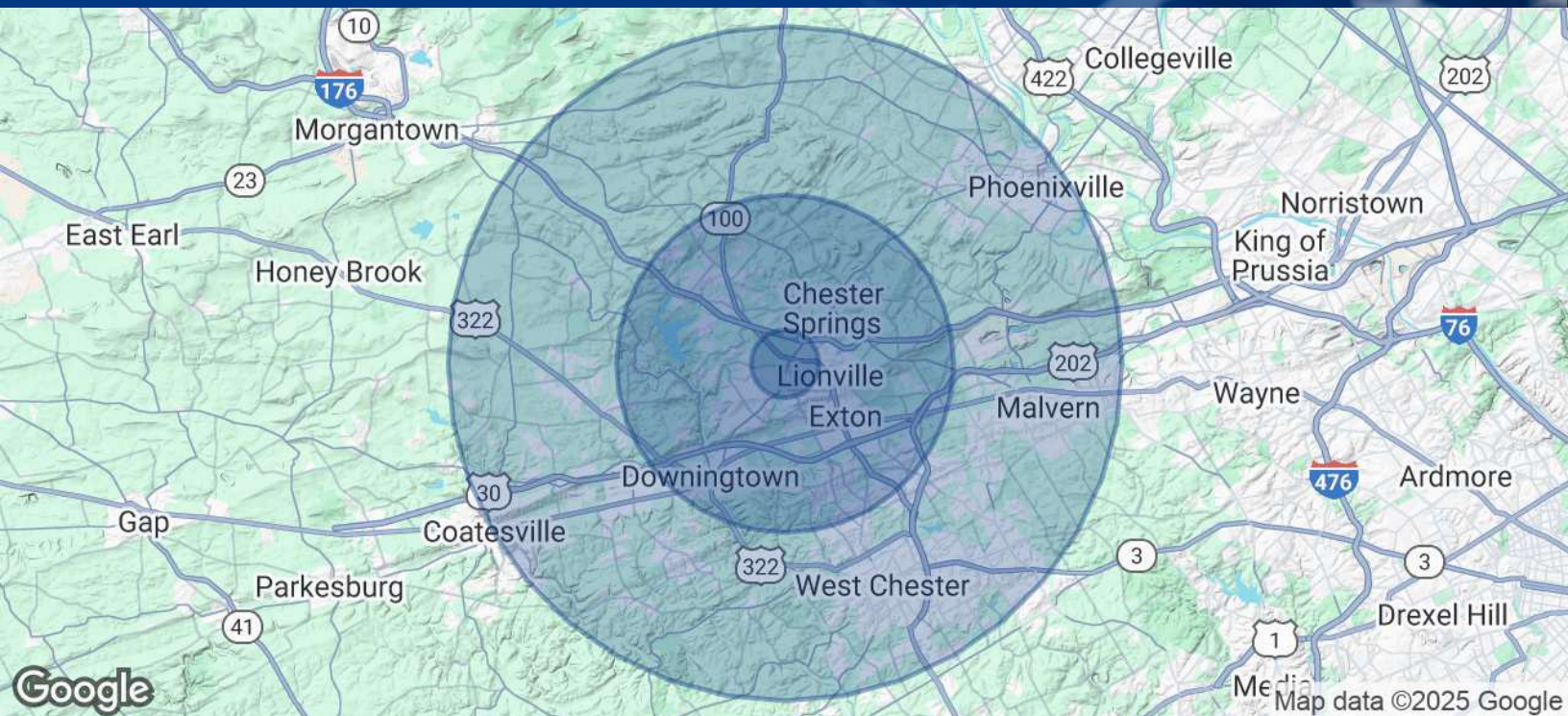
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Demographics Map & Report

**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	6,496	84,524	296,371
Average Age	43.1	41.5	41.1
Average Age (Male)	39.8	40.0	40.0
Average Age (Female)	45.6	42.4	42.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,977	32,831	117,227
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$114,049	\$153,554	\$134,229
Average House Value	\$377,942	\$407,062	\$398,668

2020 American Community Survey (ACS)

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