

812 N Easton Road | Unit 7

Doylestown, Pennsylvania

Asking Price: \$899,989

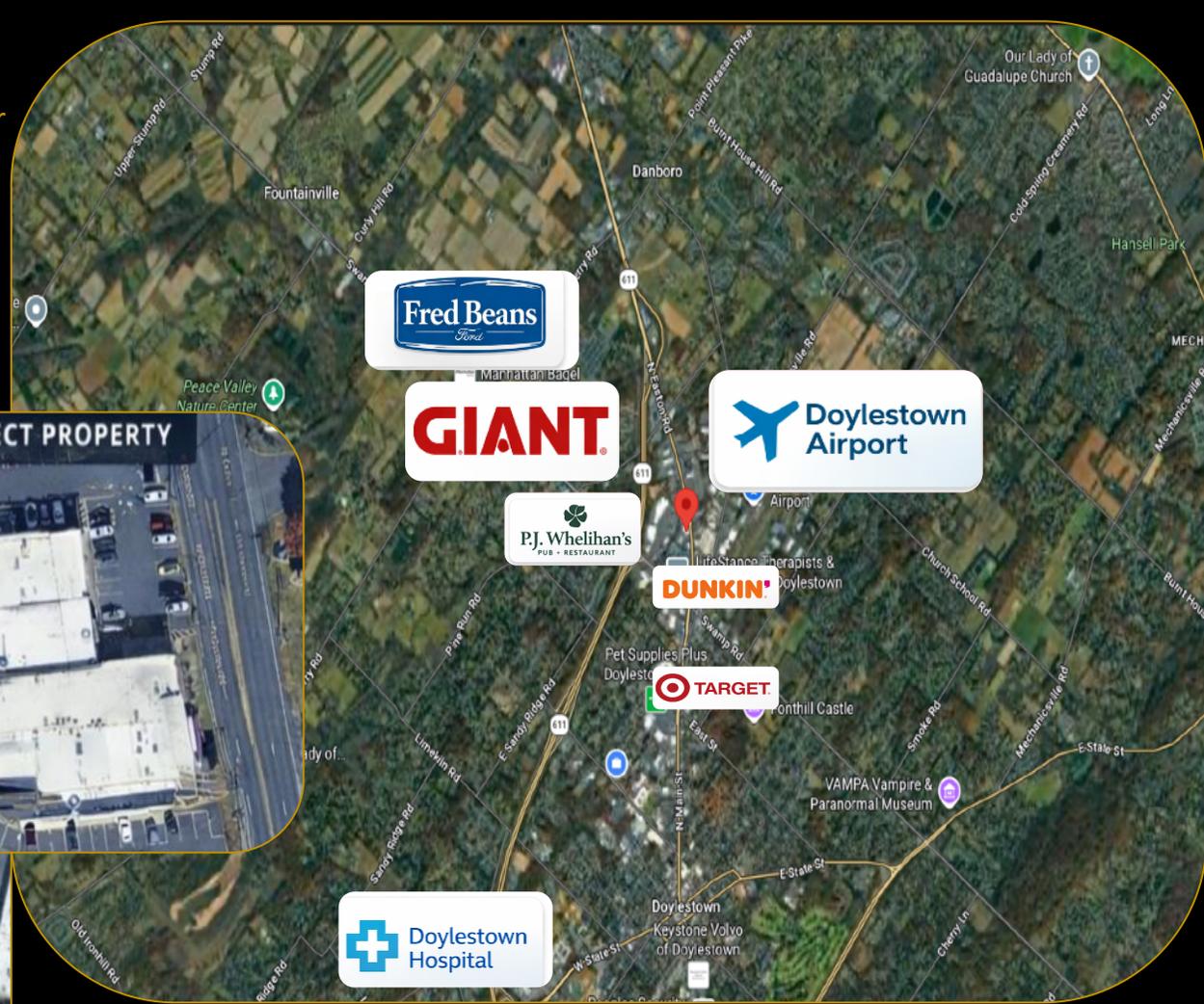


High visibility signage along N Easton Rd • Strong retail draw • Convenient access

• Established retail corridor • Affluent demographics

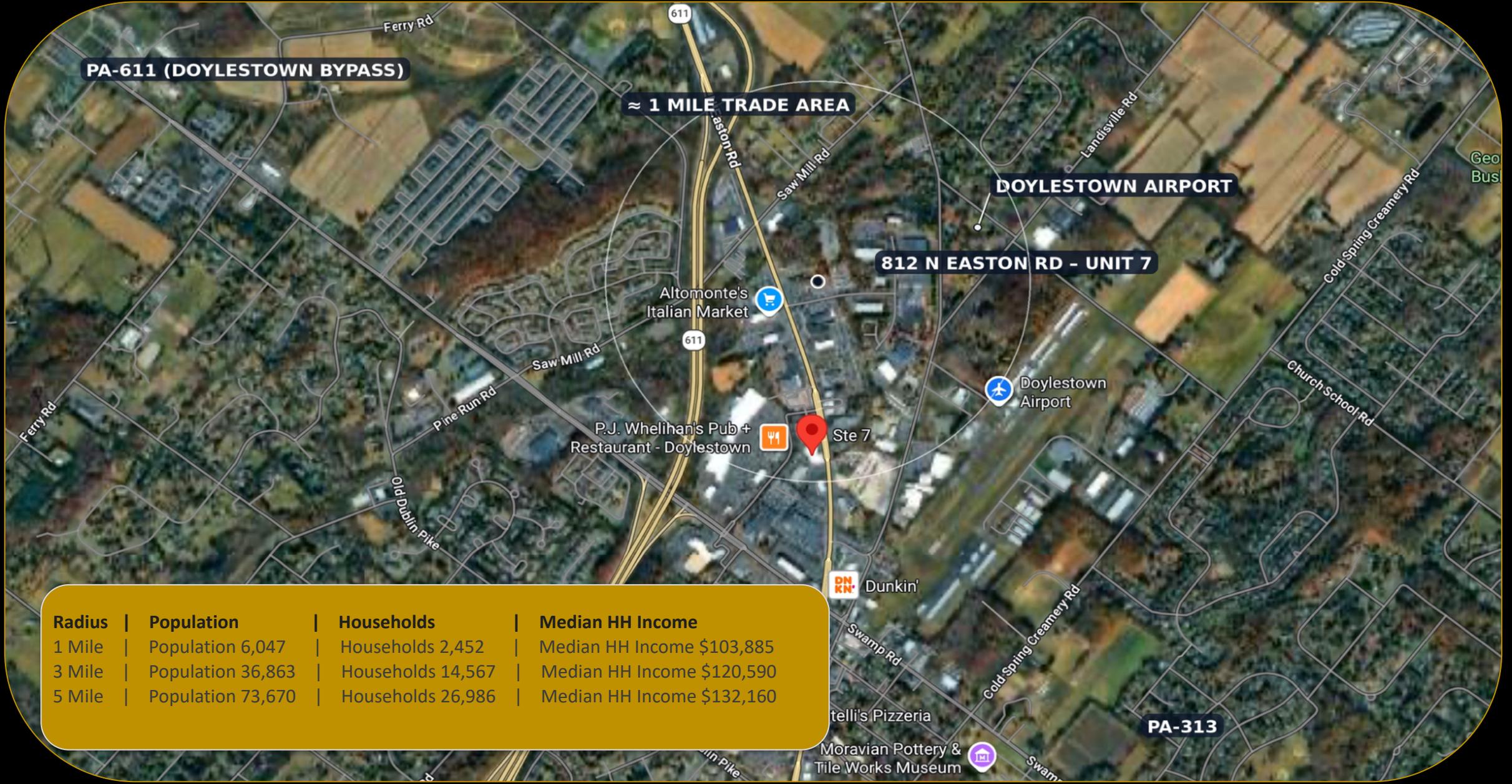
Surrounding Retail & Traffic Drivers

Top performing national, regional & local retailers within Main St/N Easton Rd corridor



Proximity & Trade Area Demographics

Connectivity to key corridors and affluent surrounding households



| Radius | Population | Households | Median HH Income |
|--------|-------------------|-------------------|----------------------------|
| 1 Mile | Population 6,047 | Households 2,452 | Median HH Income \$103,885 |
| 3 Mile | Population 36,863 | Households 14,567 | Median HH Income \$120,590 |
| 5 Mile | Population 73,670 | Households 26,986 | Median HH Income \$132,160 |

Investment Summary

Major Capital Improvements

Location Highlights:

- Prime, N Easton Rd frontage with traffic counts exceeding 11,000 vehicles per day.
- Surrounded by top performing national retailers including: Giant, Wawa, Weis, Sherwin Williams, AT&T
- Affluent Bucks County trade area supports durable occupancy

Recent Capital Improvements (Major)

- 2024 – New Fujitsu HVAC System – \$45,011
- 2025 - New Water Heater - \$1,563
- 2024 – Studio Fit Out (2-way Mirror & Framing) – \$1,117
- 2022 – Studio Space Fit-Out (Partition Walls & Drywall) – \$17,175
- 2023 - New Drywall in Vape Shop Unit - \$1,620
- 2023 - Common Area Hallway Carpeting Replacement - \$1,850
- 2022 – New Ductwork & Mechanical Improvements – \$3,400
- 2022 - Studio Space Electrical Fit Out & Misc GC Work - \$2,753
- 2022 – Studio Space Demo, Plumbing & Flooring – \$2,900
- 2022 - Water Backflow Piping & Strainer - \$959

Layout

Space Overview

