



FOR SALE

Two Buildings Totaling 15,841 SF on 1.66 Acres

2835 & 2845 Terwood Road

Willow Grove, PA 19090



PROPERTY DETAILS

2835 TERWOOD ROAD

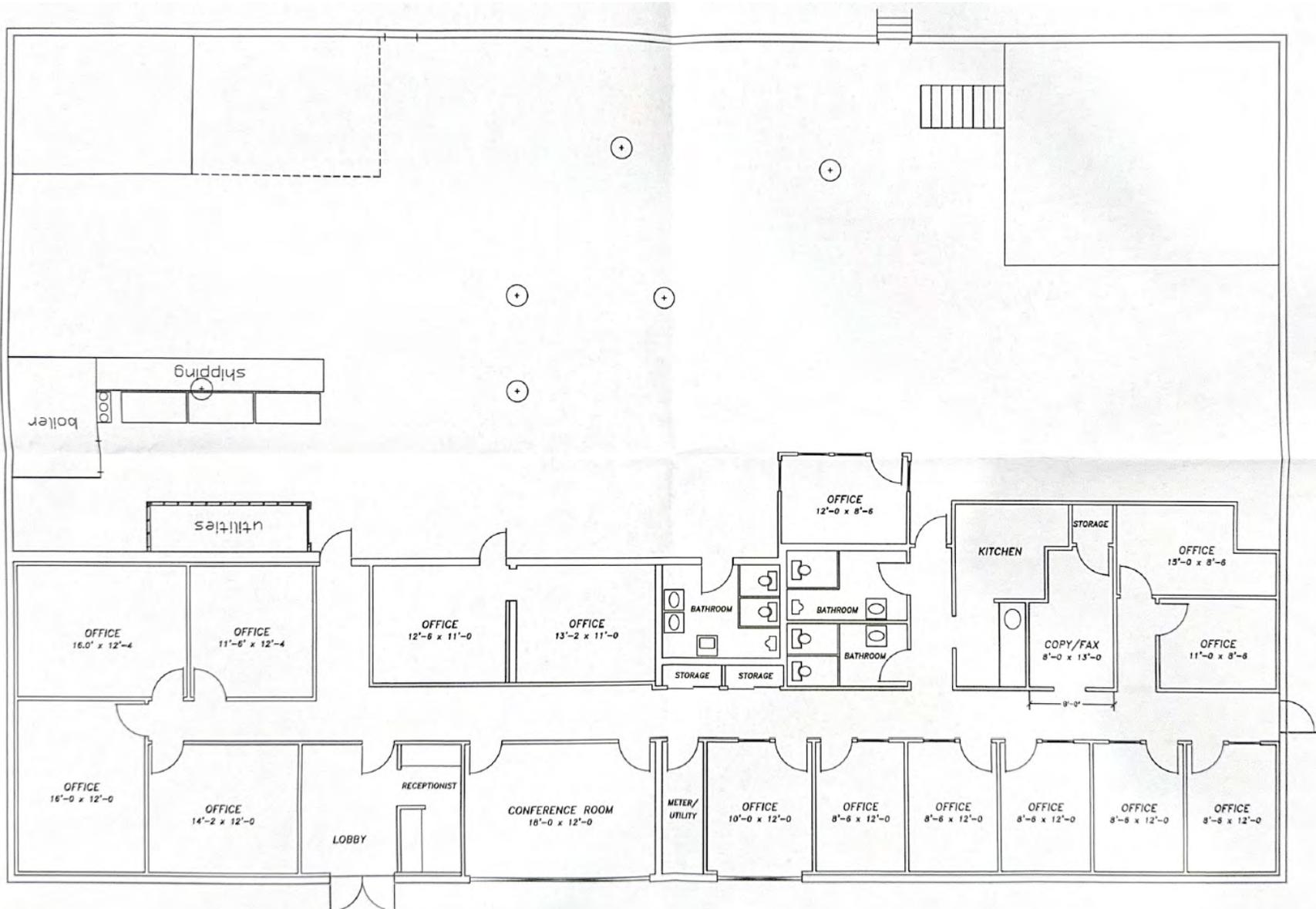
- 9,680 SF
- 15'3" Clear Height
- One (1) Loading-Dock (10'x8')
- One (1) Knockout for a Drive-in Door in Rear
- Thirteen (13) Private Offices
- One (1) Conference Room
- One (1) Kitchen
- Four (4) Way Blowers
- Seven (7) Natural Gas Heaters
- 240V/200Amps
- Zoned Small Limited Industrial (Upper Moreland Township)
- Est Taxes: \$22,817 (2026)
- Roof Recently Renovated
- Clear Span



ADDITIONAL PHOTOS



2835 TERWOOD ROAD - FLOOR PLAN



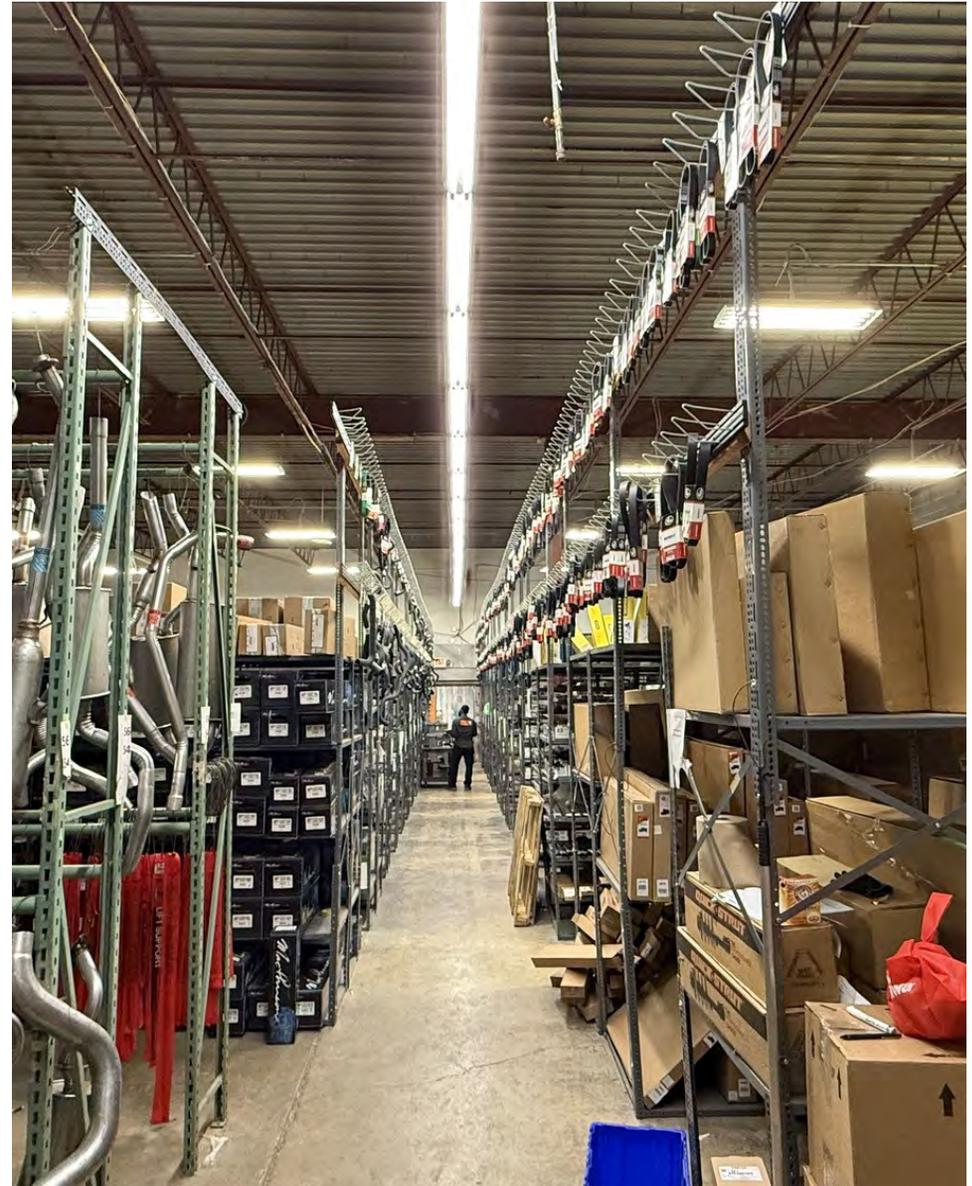
PROPERTY DETAILS

2845 TERWOOD

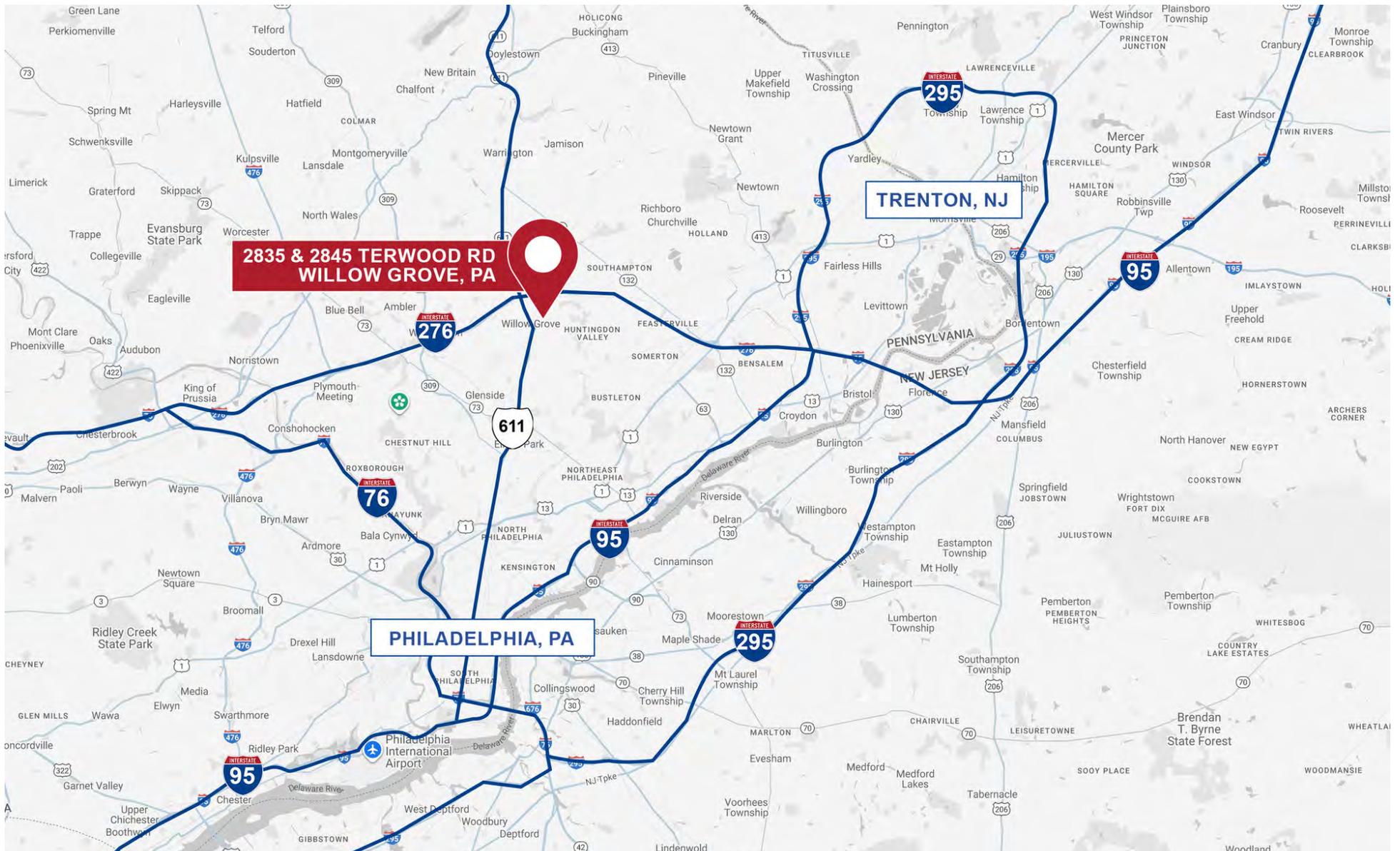
- 6,161 SF
- 16' Clear Height
- One (1) Loading-Dock with a Leveler (8'x9')
- One (1) Drive-in Door (8'x9')
- Two (2) Reznor Heaters
- 220V/200Amps
- Zoned Small Limited Industrial (Upper Moreland Township)
- Est Taxes: \$11,763 (2026)
- Roof Recently Renovated
- Clear Span



ADDITIONAL PHOTOS



LOCATION MAP

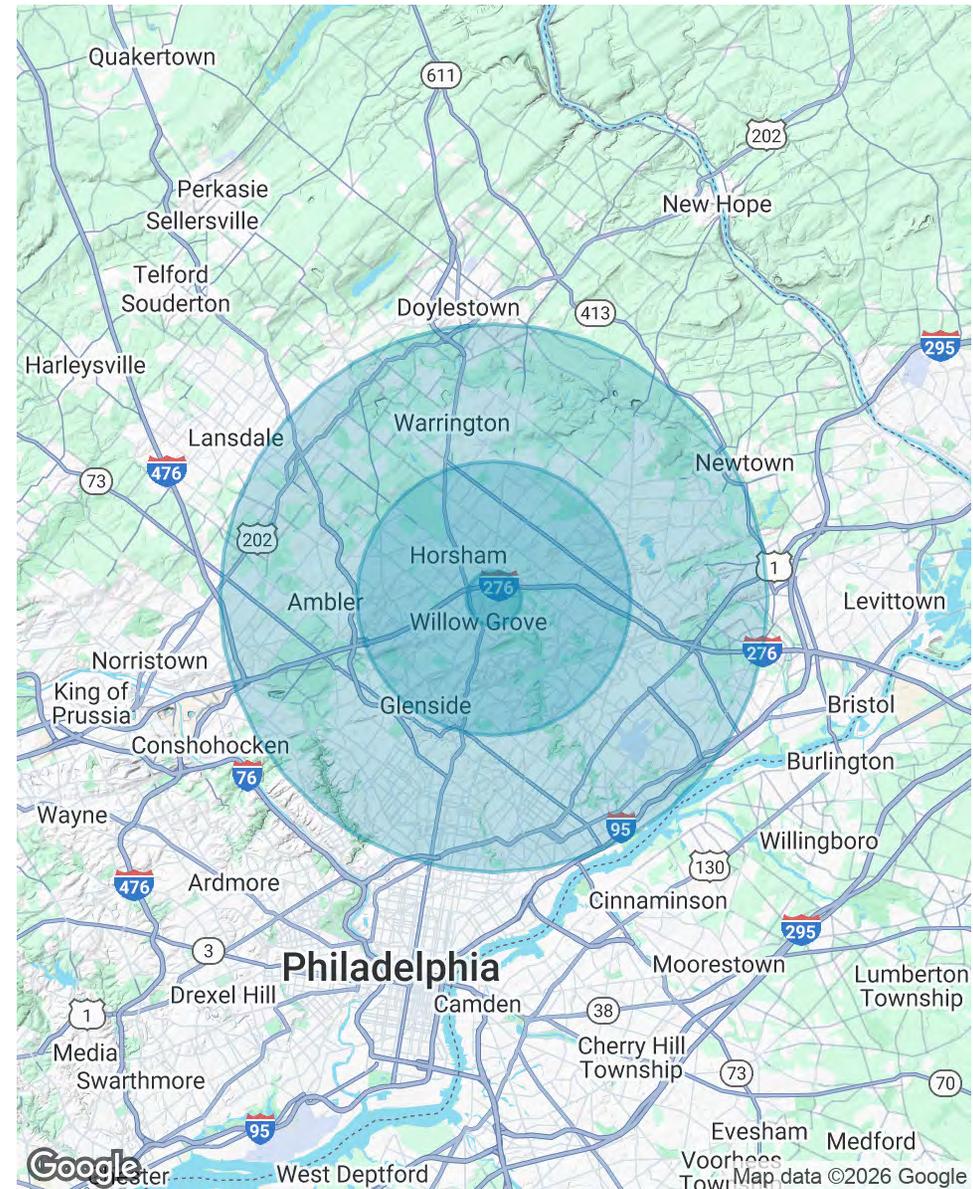


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,569	243,513	1,201,672
Average Age	44	44	42
Average Age (Male)	42	42	40
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,866	93,856	462,279
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$117,645	\$137,122	\$111,024
Average House Value	\$381,448	\$458,645	\$359,738

Demographics data derived from AlphaMap



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