



**PROPERTY DESCRIPTION**

Multiple office suites available in well-maintained mixed use building located along Philadelphia Pike. There is one suite available on the 2nd floor with the entire 3rd floor being available as well. Both are elevator served and have ample off-street parking located on all sides of the building. Well-located along the heavily traveled Philadelphia Pike.

**BULLETS HEADLINE**

- **Available Suites:**
  - > **2nd Floor - Suite F:** 2,602 SF
  - > **3rd Floor - Suite 301:** 2,693 SF
  - > **3rd Floor - Suite 302:** 1,207 SF
  - > **3rd Floor - Suite 303:** 2,355 SF (perfect for dance studio)!
- **Lease Rate:** \$14.50/SF/Full Service (utilities included)
- Third floor suites can be combined to total 6,255 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,200	73,932	178,967
Total Households	3,509	30,478	79,624
Average HH Income	\$91,535	\$85,557	\$83,610
Median Age	38.9	40.2	40.6

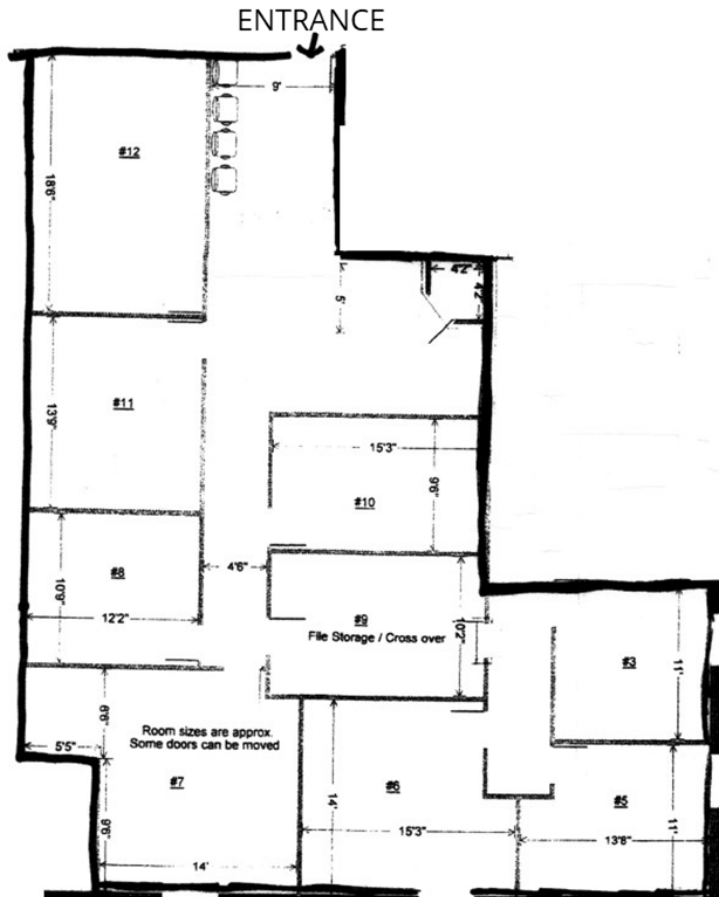


For More Information, Contact:

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**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
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SECOND FLOOR  
Suite F  
2,602 SF

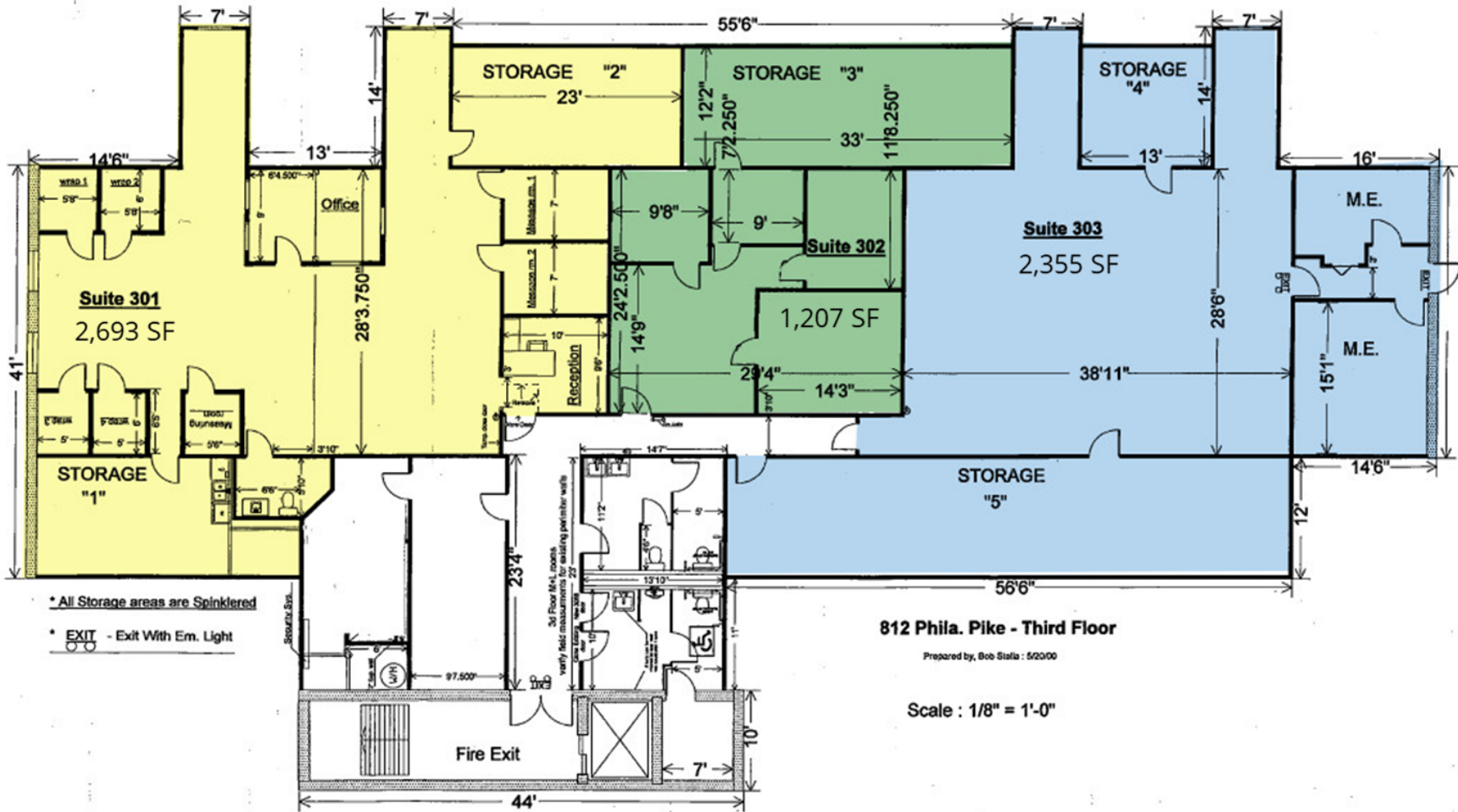


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3rd Floor Plan

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Suite 301



Suite 302



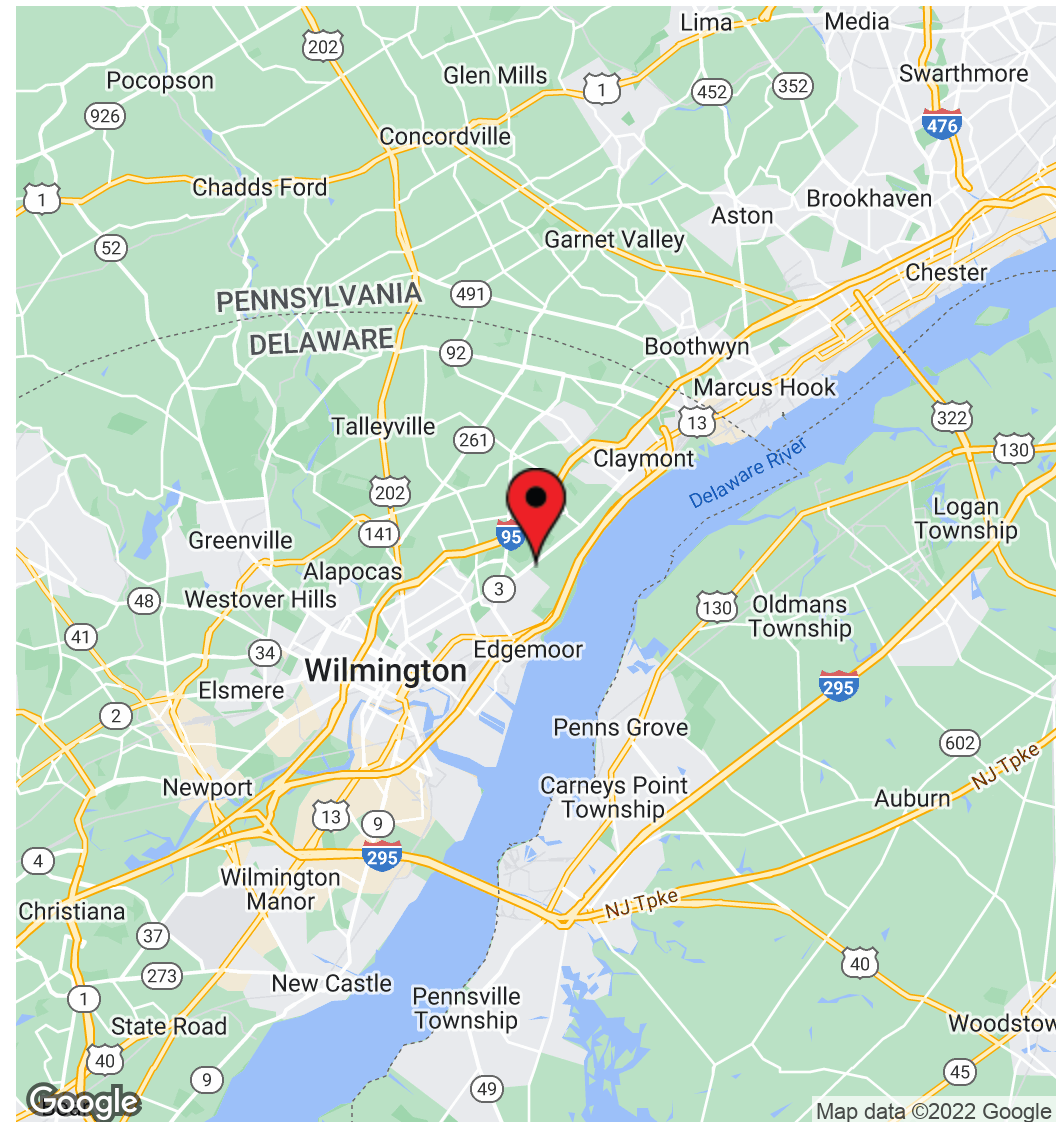
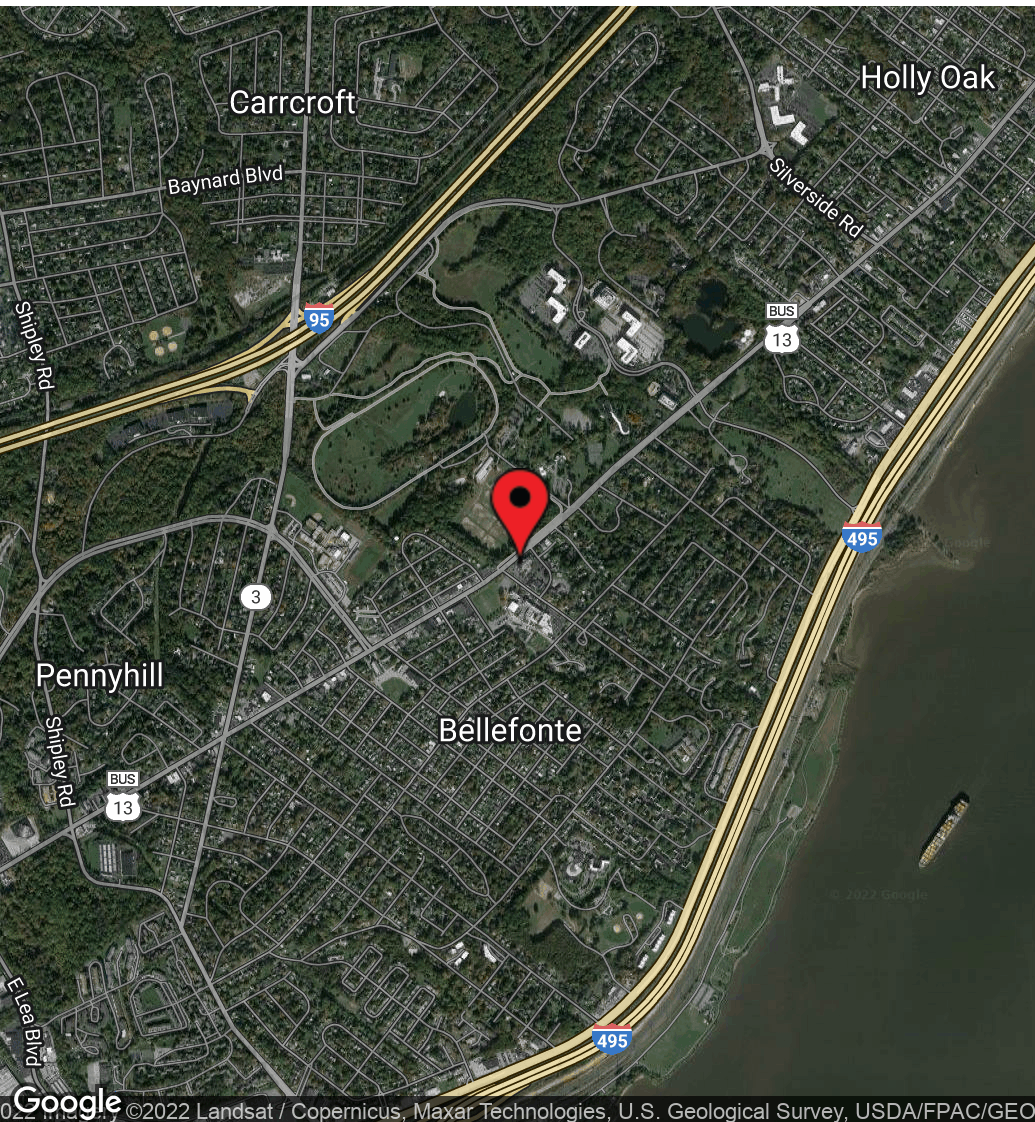
Suite 303

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