

828 NEWTOWN-YARDLEY ROAD | NEWTOWN, PA

The Flynn Company | 1621 Wood Street, Philadelphia, PA 19103 | Phone (215) 561-6565 | www.flynnco.com | info@flynnco.com

FOR LEASE

- Two (2) vacant suites totaling 30,269 SF (can be subdivided).
- Well-maintained multi-tenant office/medical property.
- Excellent visibility on Newtown-Yardley Road.
- Zoned for medical use also.
- Private entrance with building signage potential.
- Largest block of medical space available in local market!



HIGHLIGHTS

- Fitness Center on site.
- Abundant free parking.
- Situated within the Newtown Business Commons.
- All tenant amenities are nearby (day care, restaurants, hotel, fitness, post office, etc).
- Strong long-term ownership.
- One lot remaining for a possible 32,000 SF new medical build-to-suit!



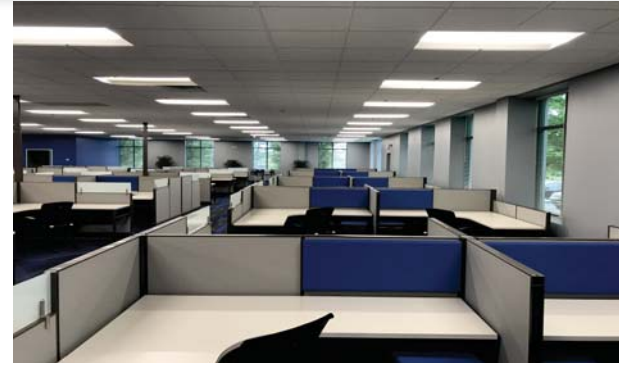
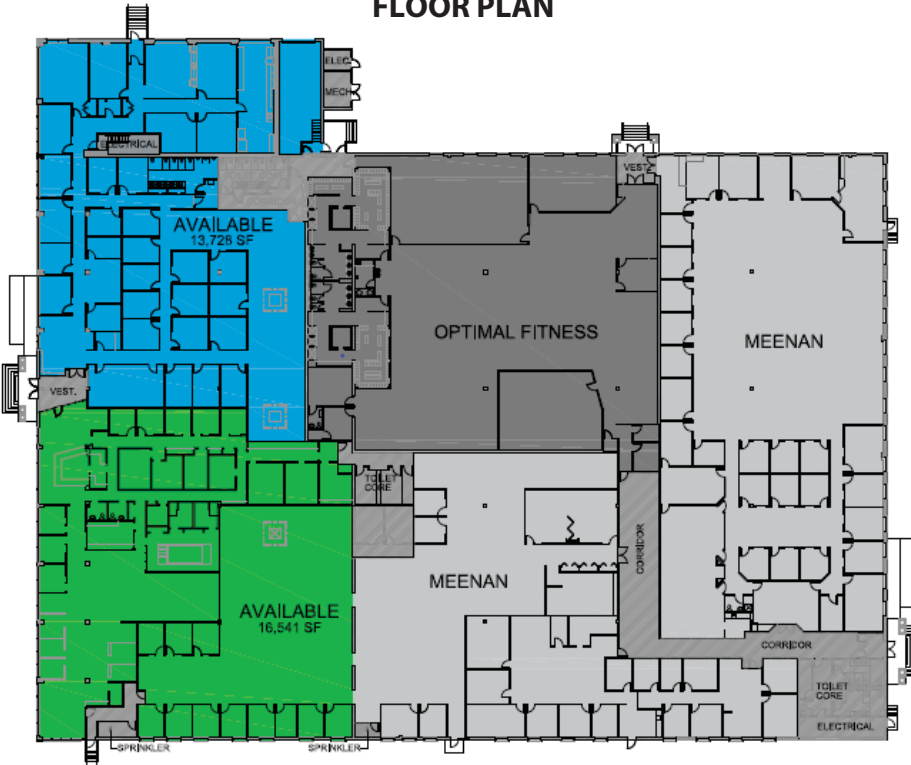
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The Flynn Company

Brian Glancey, SIOR
215-561-6565 x191
bglancey@flynnco.com

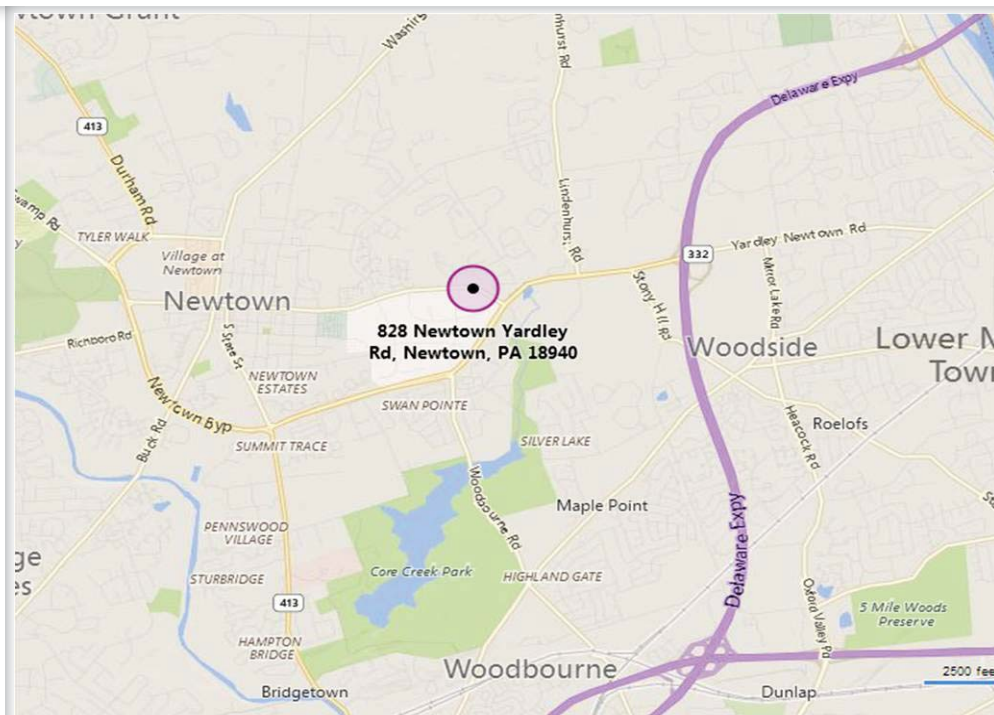
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FLOOR PLAN



LOCATION

- Minutes to the Trenton-Mercer Airport.
- Strong demographics in a proven location.
- One mile from the Route 95 entrance at Newtown-Yardley.
- Nearby Borough of Newtown with all of its charm and amenities.



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