



SAMPSON · MORRIS GROUP

780 PINE VALLEY DRIVE

780 PINE VALLEY DRIVE, PLUM, PA 15239

FLEX SPACE FOR LEASE

A versatile space in a prime Plum location, built to support a wide range of business uses.
780 Pine Valley Drive combines accessibility, flexibility, and long-term value.



WHAT WE DO?

Take a look at our
website!



Sampson Morris Group delivers value through ground-up construction, adaptive reuse, custom turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive and functional spaces, allowing our clients to focus on their business while we handle their space needs.



PROPERTY DESCRIPTION

Discover a prime opportunity at this exceptional property. Boasting a highly coveted HC zoning and an ideal industrial park setting, this location offers the flexibility of dock high and drive-in possibilities. Situated along Route 286, with easy access to the PA Turnpike and 376 Parkway East, this property enjoys a robust daily traffic count of 5,000. The presence of a healthy tenant mix further underscores the desirability of this space. With a perfect blend of strategic location and versatile features, this property is poised to elevate your business operations to new heights.

PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Industrial Park Setting
- Dock high and Drive-In possible
- Located along Route 286
- Minutes from PA Turnpike and 376 Parkway East
- Traffic Count 5,000 daily

SPACES

780 Pine Valley Drive, Plum PA 15239

LEASE RATE

\$9.00 - 23.00 SF/yr

SPACE SIZE

3,000 SF

OUR 5-YEAR RATES:

Warehouse rate is \$9.00 per SF, Office rate is \$23.00 per SF Shorter-term pricing is available. Included in the rates is our standard build-out. The space can be modified to fit your flex needs. Rates are based on a 5-year term with 3% annual increases.



LOCATION OVERVIEW

Located in the bustling Plum, PA area, the property offers convenient access to a range of amenities and services. Just moments away, tenants can find an array of dining options, including the popular Plum Pan Asian Kitchen and the local favorite, The Original Pizza Company. For outdoor enthusiasts, nearby facilities such as Plum Creek Park and Boyce Park provide ample opportunities for recreation and relaxation. The property's proximity to retail establishments and essential services makes it an ideal location for industrial and flex space tenants seeking a vibrant and accessible setting for their business operations.

Map
data
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Google

ADDITIONAL PHOTOS



FLEX SPACE FOR LEASE



DEMOGRAPHICS MAP & REPORT

POPULATION

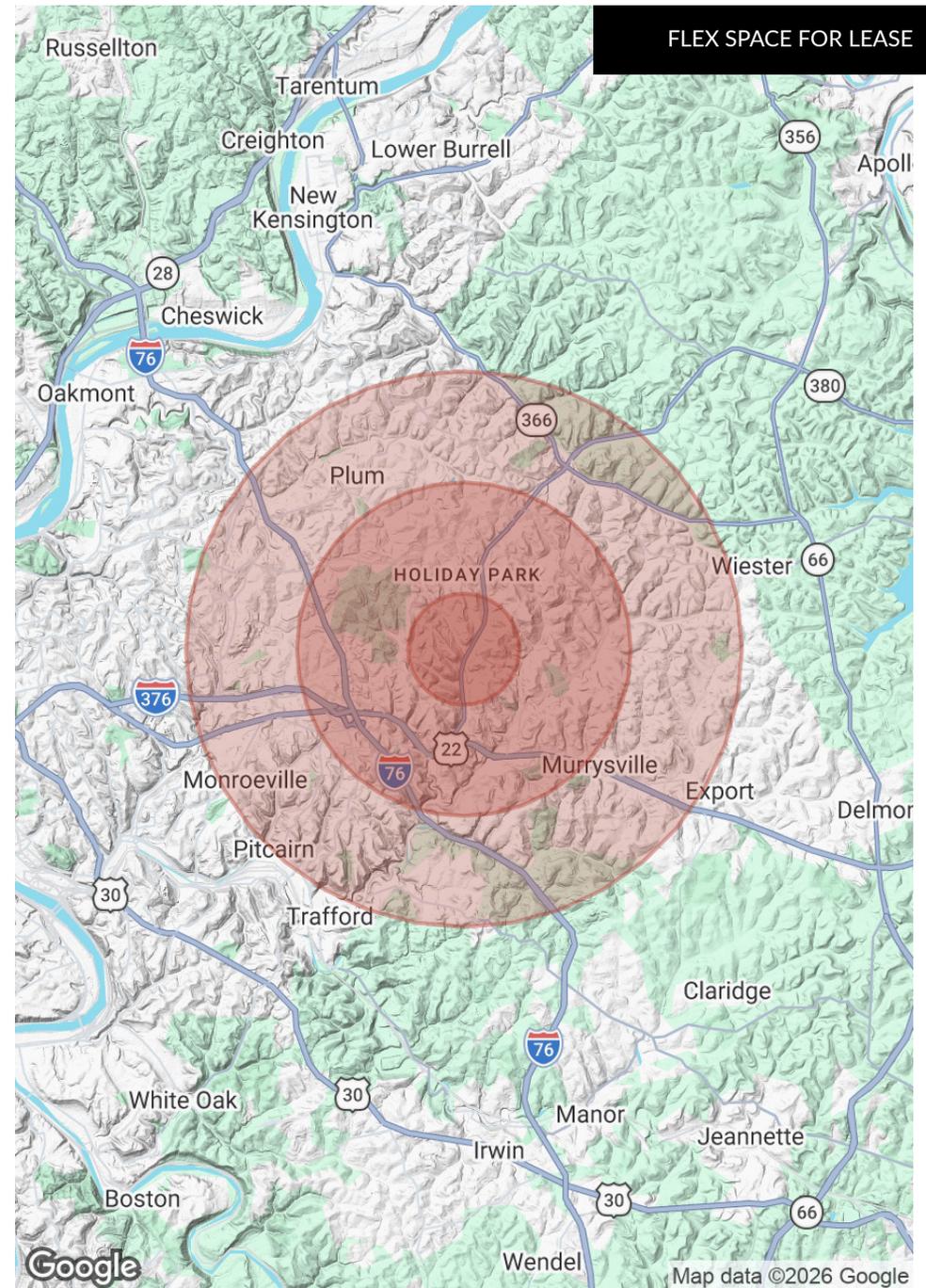
	1 MILE	3 MILES	5 MILES
Total Population	7,289	32,696	75,119
Average Age	38.5	43.6	44.4
Average Age (Male)	37.0	41.8	42.5
Average Age (Female)	39.0	44.7	46.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,849	12,973	30,099
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$73,774	\$80,748	\$82,225
Average House Value	\$133,715	\$163,903	\$179,907

2020 American Community Survey (ACS)

FLEX SPACE FOR LEASE





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TERMS AND CONDITIONS

All information is subject to errors, omissions, prior lease, change of price/rental terms, or withdrawal without notice.