

FOR LEASE

MEDICAL OFFICE SUITE

*1500 Horizon Drive, Suites 115
Chalfont, Bucks County, PA*



COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid - Penn's Grant Realty Corporation

2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • kurt@pcrealty.com • www.pcrealty.com

PROPERTY SPECIFICATIONS

Total Available Space: 2,095± SF
 Electric: PECO
 Water: Public—Chalfont New Britain Authority
 Sewer: Public—Chalfont New Britain Authority
 Heat:..... Natural Gas: forced hot air
 Parking: To Code
 Sprinkler: Fully sprinklered
 Zoning: C3—Commercial
 Municipality: New Britain Township
 Lease Price: \$24.50 PSF, plus utilities and cleaning

PROPERTY HIGHLIGHTS

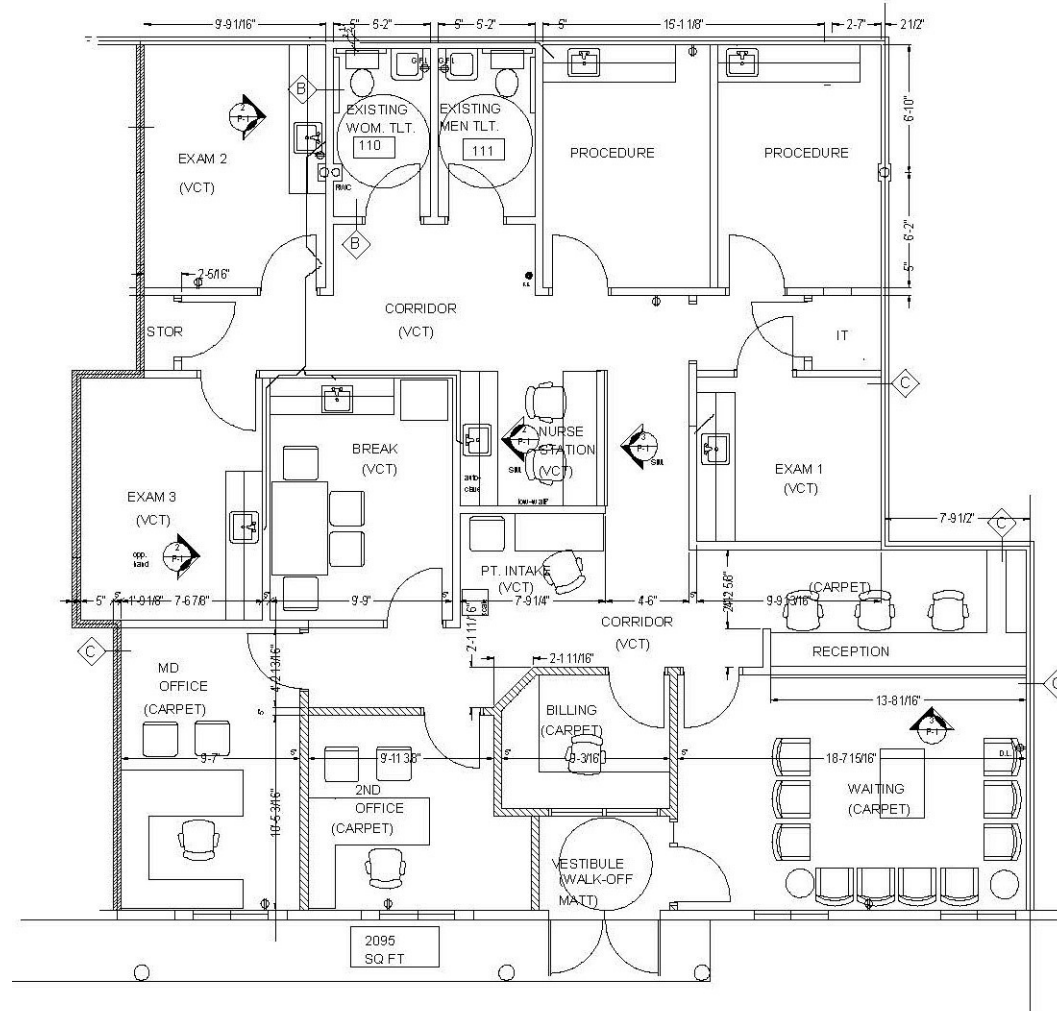
- **Turnkey Medical Office Fit-out**
- **Easy Access To Both Bucks and Montgomery Counties**
- **2 Minutes to Route 202 Bypass**
- **4 Minutes to Route 309**
- **10 Minutes to Route 611 and Doylestown**

AVERAGE HOUSEHOLD INCOME			POPULATION		
1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES
\$121,794	\$123,751	\$113,094	8,238	52,151	133,543





Suite 115 - 2,095± SF



SUITE 115

1500 HORIZON DR. CHALFONT, PA 18914

