



12 PENNS TRAIL
NEWTOWN, PA 18940

GR  **NSTREET**

COMMERCIAL REAL ESTATE

KYLIE BUFTY AGENT
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12 PENNS

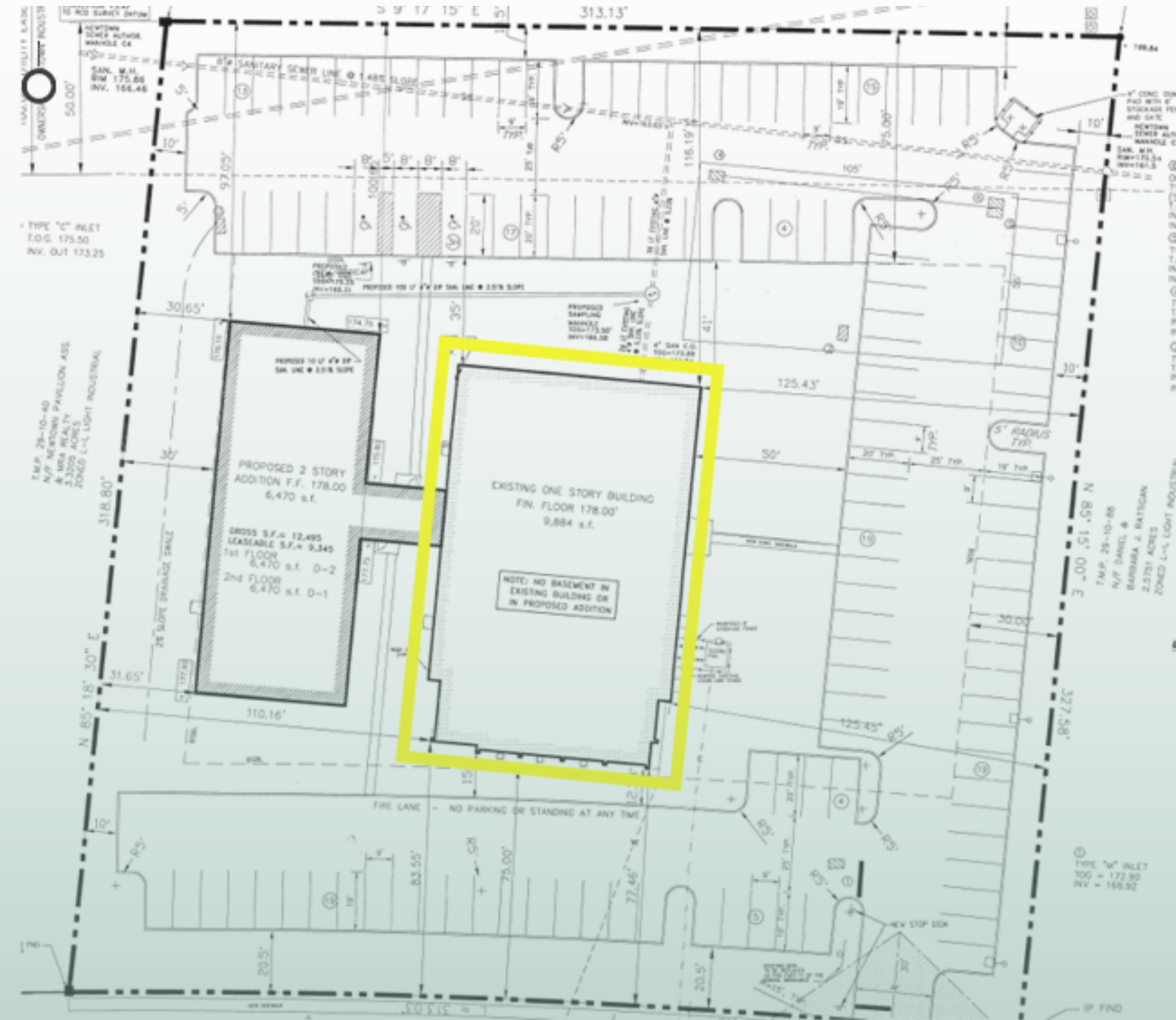
PROPERTY DETAILS

- 10,000 SQUARE FEET AVAILABLE
- DIVISIBLE
- ADJACENT TO NEWTOWN BYPASS (ROUTE 332)
- 1.5 MILES TO I-95
- 1.5 MILES TO CENTER OF NEWTOWN BOROUGH
- 17,000 AVERAGE DAILY TRAFFIC COUNT ON NEWTOWN YARDLEY ROAD
- BUSINESS PARK CONSISTS OF 13,000 EMPLOYEES AND OVER 200 BUSINESSES
- MEDICAL PARKING
- BUILDING SIGNAGE AVAILABLE

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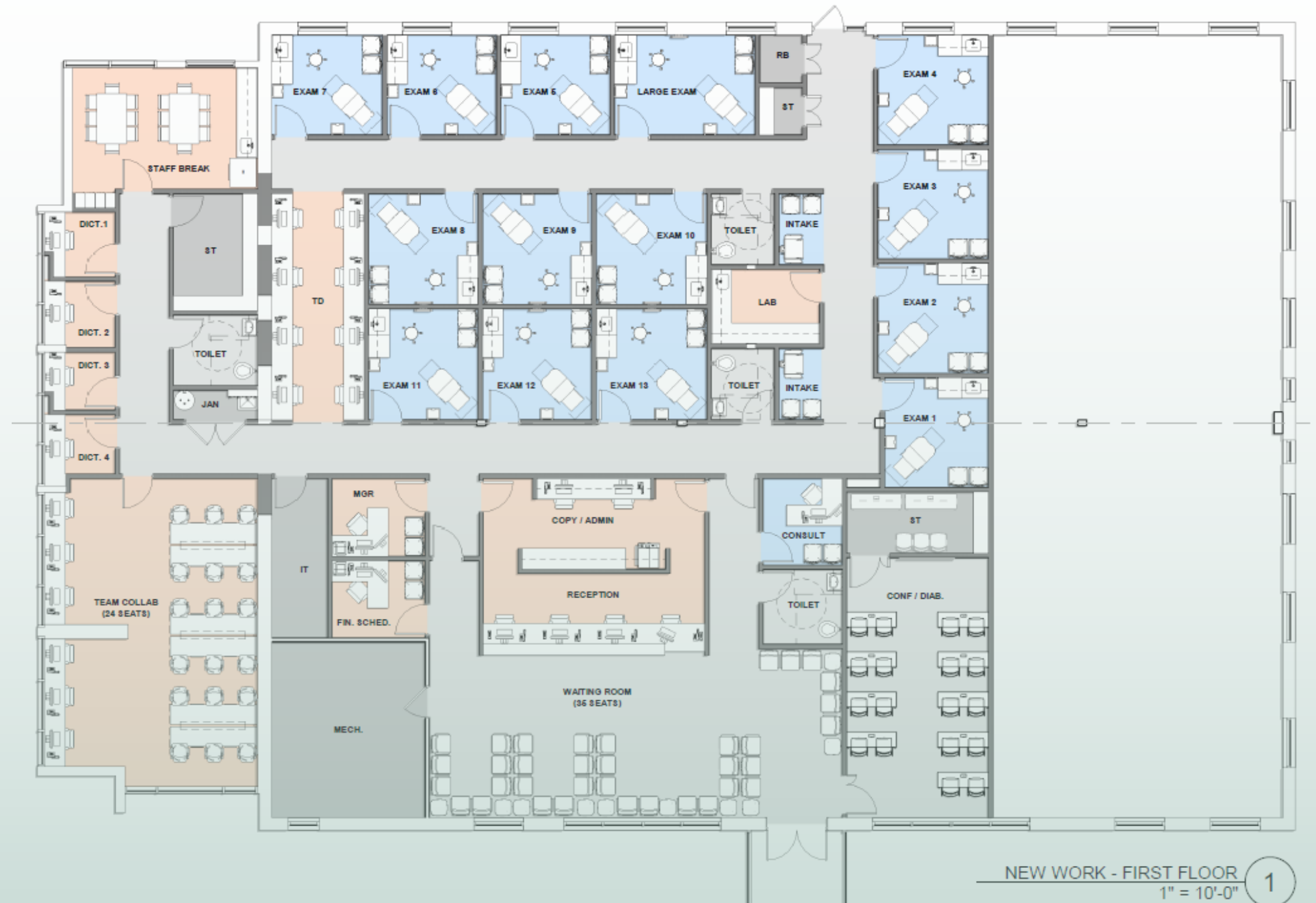
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SITE PLAN



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12 PENNS FLOOR PLANS



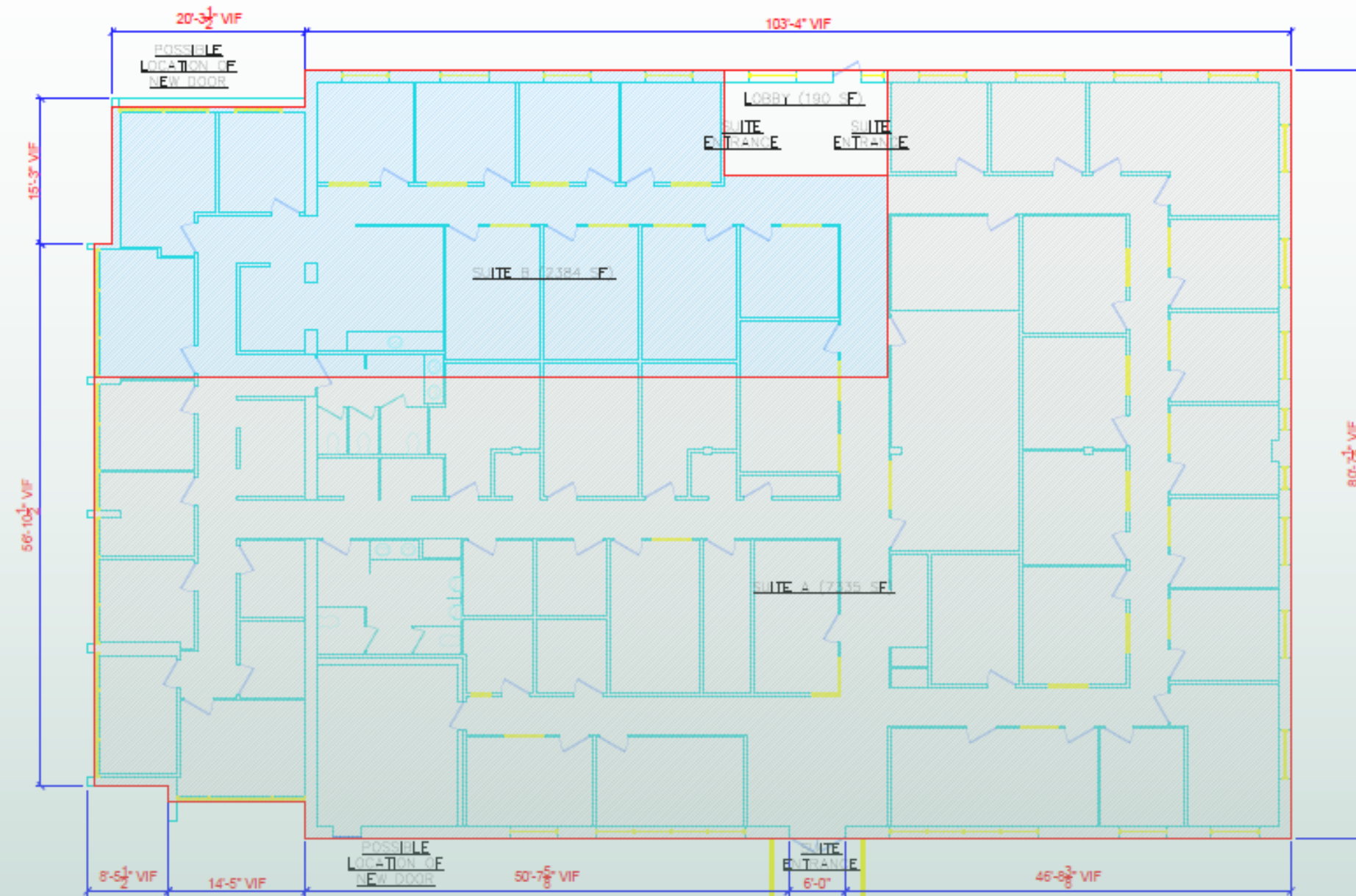
EXAMPLE 7,500 SF MEDICAL & 2,500 SF OFFICE

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FLOOR PLANS



EXAMPLE

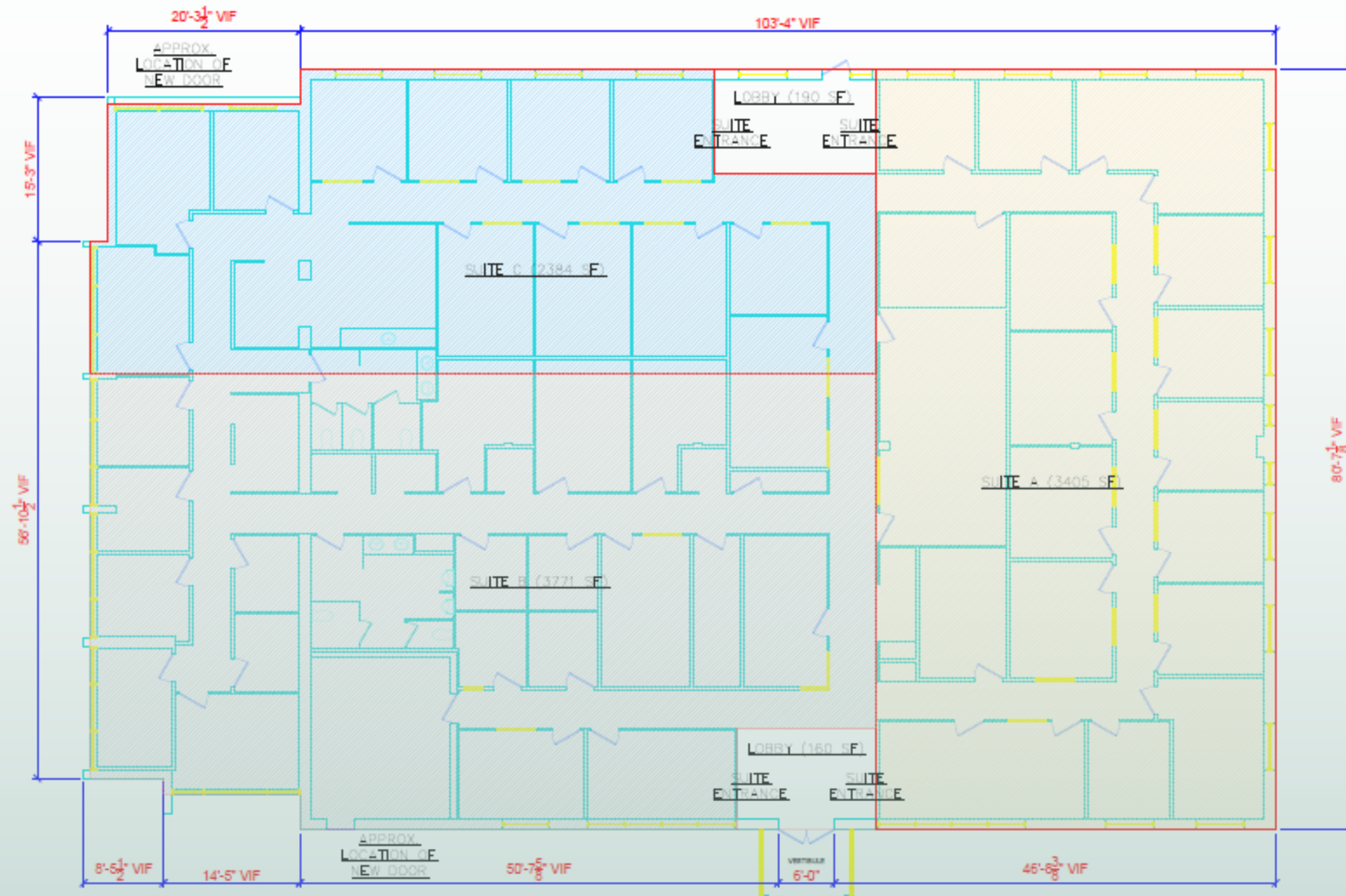
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FLOOR PLANS



EXAMPLE

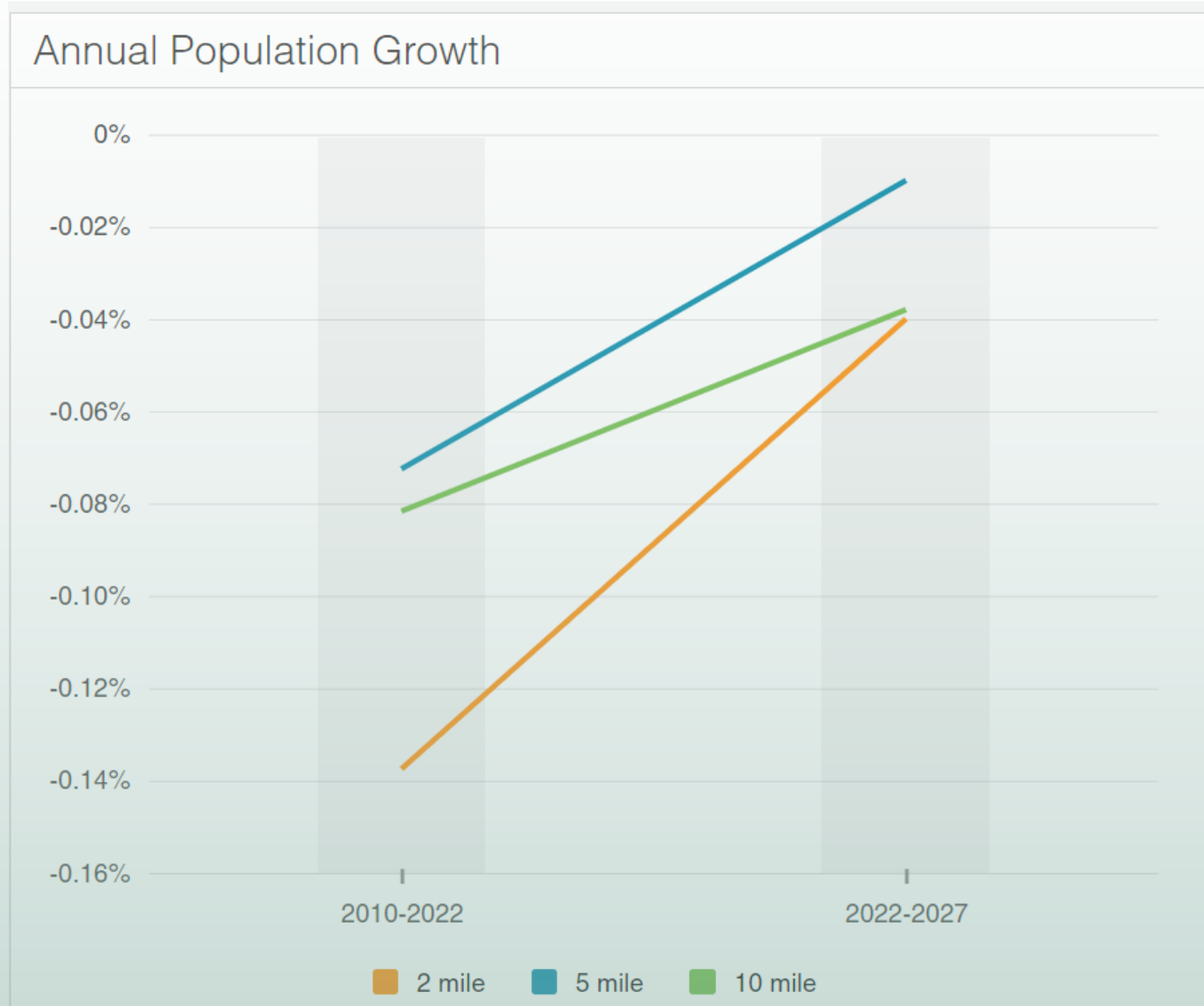
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DEMOGRAPHICS



	2 mile	5 mile	10 mile
2010 Population	19,190	123,699	613,584
2022 Population	18,873	122,623	607,572
2027 Population Projection	18,835	122,556	606,443
Annual Growth 2010-2022	-0.1%	-0.1%	-0.1%
Annual Growth 2022-2027	0%	0%	0%
Median Age	46.8	46.2	42.4
Bachelor's Degree or Higher	64%	54%	33%
U.S. Armed Forces	0	30	387

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