

THE COURT AT NORTH PENN

FOR SALE \$455,000



MEDICAL/PROFESSIONAL OFFICE CONDO

2031 NORTH BROAD STREET, SUITE 107 | LANSDALE, PA 19446



PRESENTED BY:

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Each KW Office Independently Owned and Operated



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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

KPG Commercial Management is pleased to present for sale this 3,500 SF professional office condo located in Hatfield Township, Montgomery County, Pennsylvania. The unit is currently configured for a medical practice, with large reception / waiting area, (7) exam rooms, (6) private offices, restrooms, kitchenette along with the needed plumbing capacity and ample storage space. With its prime location on North Broad Street, the property is ideally situated to either remain as medical, or convert to any variety of commercial uses. The generous C-Commercial Zoning supports this flexibility, and the vast array of neighboring medical and retail businesses make for great synergy. The offering comes with (3) reserved parking spaces adjacent to the building, plus on-site paved parking lot with (1) handicapped space and (11) general use spaces in direct proximity to the main entrance plus plenty of overflow parking. In addition to its (3) exterior doors facing the parking lot, the building has multiple common entrances to an interior hallway system allowing for access from inside the building as well. Existing furnishings included, if desired.

PROPERTY HIGHLIGHTS

- High visibility pylon sign at North Broad St entrance
- Less than 1 mile from Jefferson Lansdale Hospital
- For medical: Easily accessible from Lansdale, Hatfield, Montgomeryville, Colmar, North Wales and other local communities.
- Walking distance to Fortuna station along the SEPTA Lansale/Doylestown Line
- Walking distance to SEPTA bus stop at Broad St & Cowpath Rd - SEPTA Bus 132
- Major Retailers in close proximity include: Wawa, Dunkin, Rite-Aid, Popeye's, Taco Bell, 7-11

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PROPERTY PHOTOS



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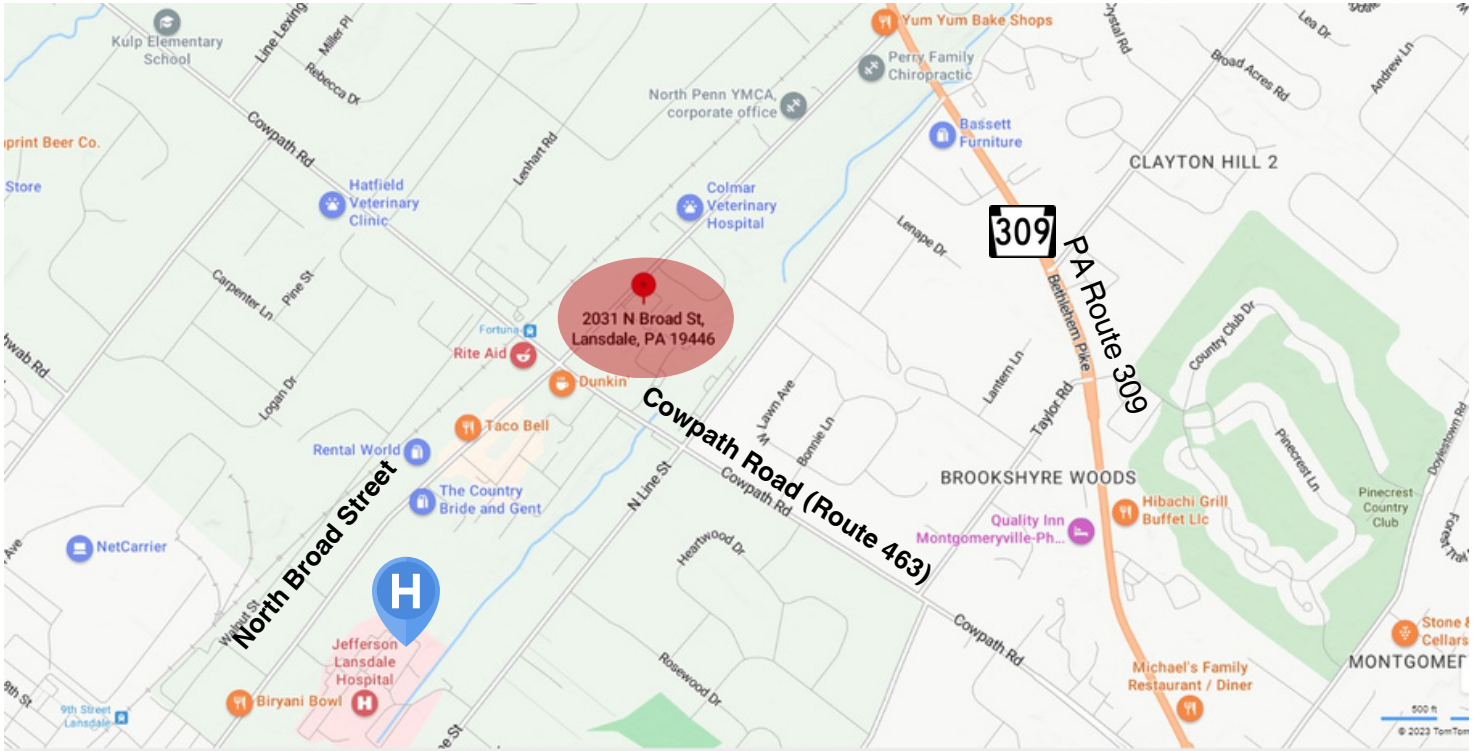
PROPERTY PHOTOS



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LOCATION



Nearby Major Streets

- North Broad Street
- Cowpath Road (Route 463)
- PA Route 309

Nearby Public Transportation

- Fortuna SEPTA Train Station  
- SEPTA Bus Stop Bus 132 Broad & Cowpath Rd 

Nearby Retailers

POPEYES

DUNKIN'

Wawa

7-ELEVEN



RITE AID

enterprise

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DEMOGRAPHIC SUMMARY REPORT



Radius	2 mile	5 mile	10 mile
Population			
2023 Population	35,699	154,947	472,251
Households			
2023 Households	13,618	59,144	178,989
Avg Household Size	2.60	2.60	2.60
Housing			
Median Home Value	\$322,638	\$358,093	\$369,304
Household Income			
Avg Household Income	\$113,462	\$123,909	\$129,869
Population Summary			
Avg Age	41.30	41.60	42.20

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