

FOR SALE OR LEASE

OAKS RACE & SPORTSBOOK

600 CRESSON BOULEVARD, OAKS, PA 19456

APPROXIMATELY 25,000 SF BUILDING ON 4.64 ACRE LAND SITE



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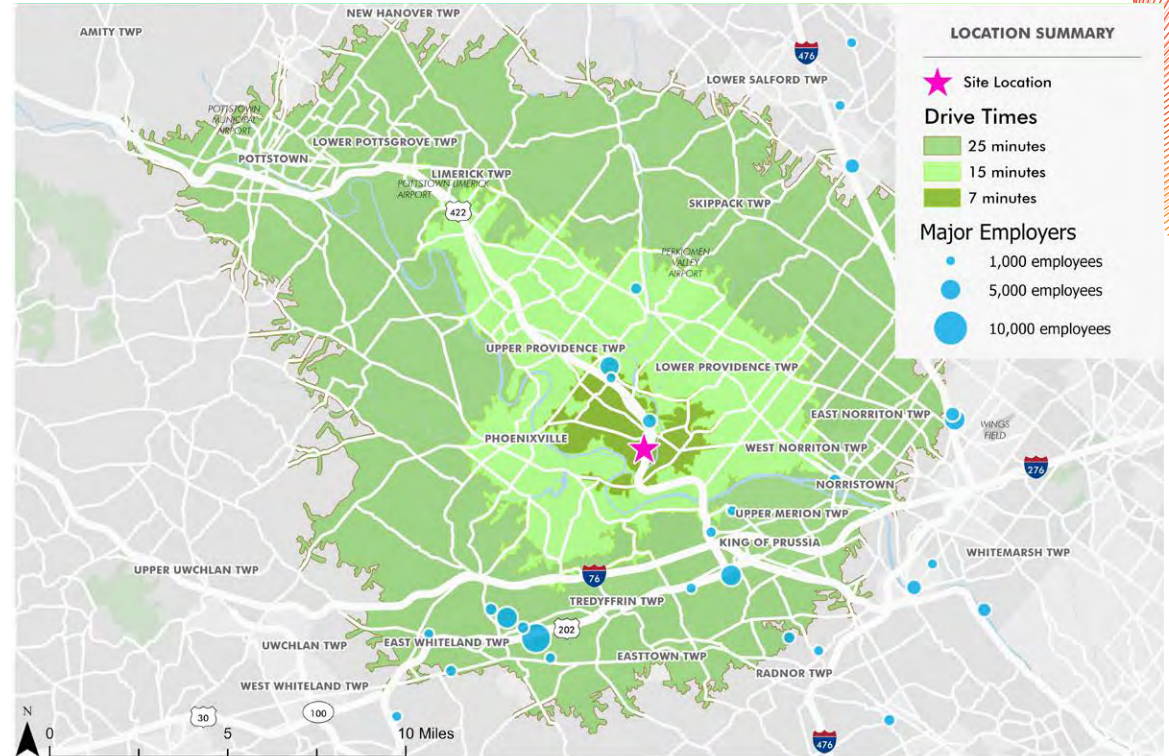
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PROPERTY LOCATION

- + Exceptional highly visible location along Route 422
- + Nearby employers include Pfizer, GlaxoSmithKline & SEI Investments
- + Located across from Target, BJs Wholesale Club, Lowe's, Regal Cinema, Hilton Garden Inn, Hampton Inn & Suites and the Greater Philadelphia Expo Center
- + Plentiful parking
- + Ideal location for a variety of uses including retail, restaurant, medical or child care/school
- + Fully built out kitchen



DEMOGRAPHICS

 DRIVE TIMES	 POPULATION	 DAYTIME POPULATION	 AVERAGE HOUSEHOLD INCOME
7 MINUTES	21,955	25,513	\$152,295
15 MINUTES	189,505	205,654	\$125,978
25 MINUTES	562,411	606,933	\$131,808

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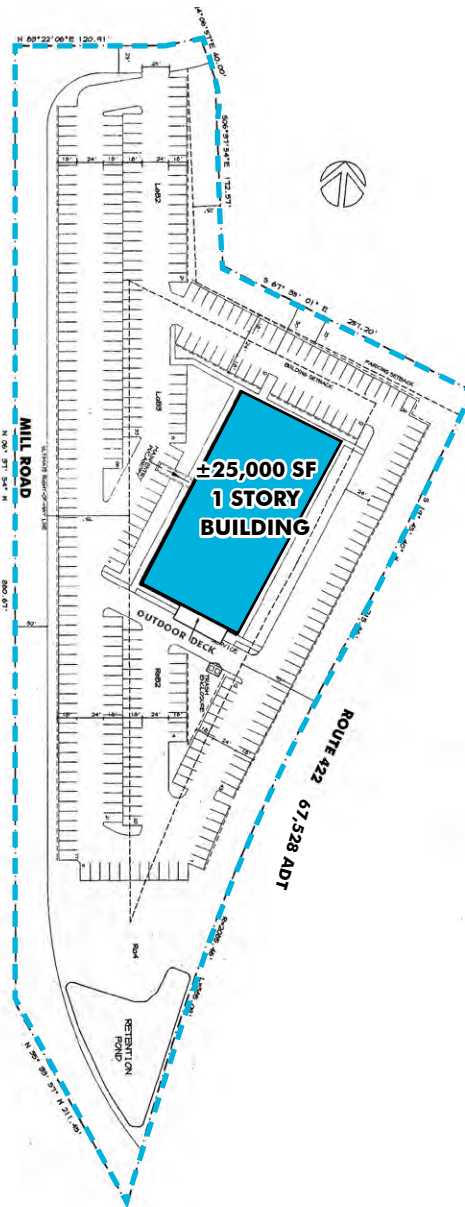
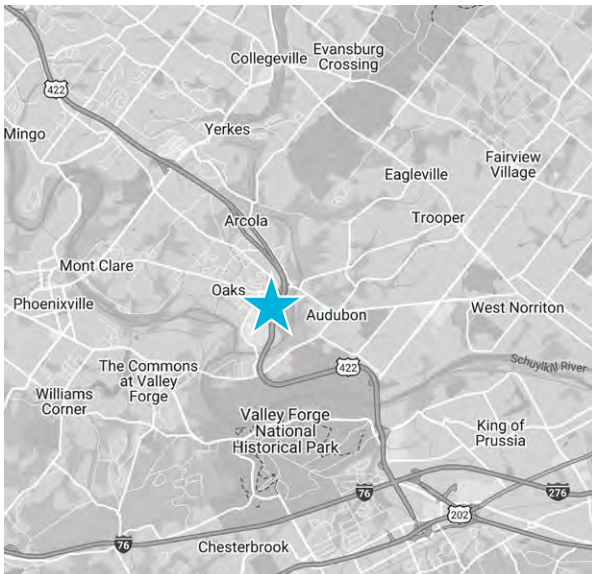
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2020 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
Population	38,862	133,684	281,082
Daytime Population	43,339	151,948	310,399
Average HH Income	\$145,742	\$131,111	\$127,419



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NORTHBOUND AND SOUTHBOUND VIEWS FROM ROUTE 422



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