



PROPOSED 9,200 SF ON 1.92 ACRES

1198 Easton Road
Warrington, PA 18976

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

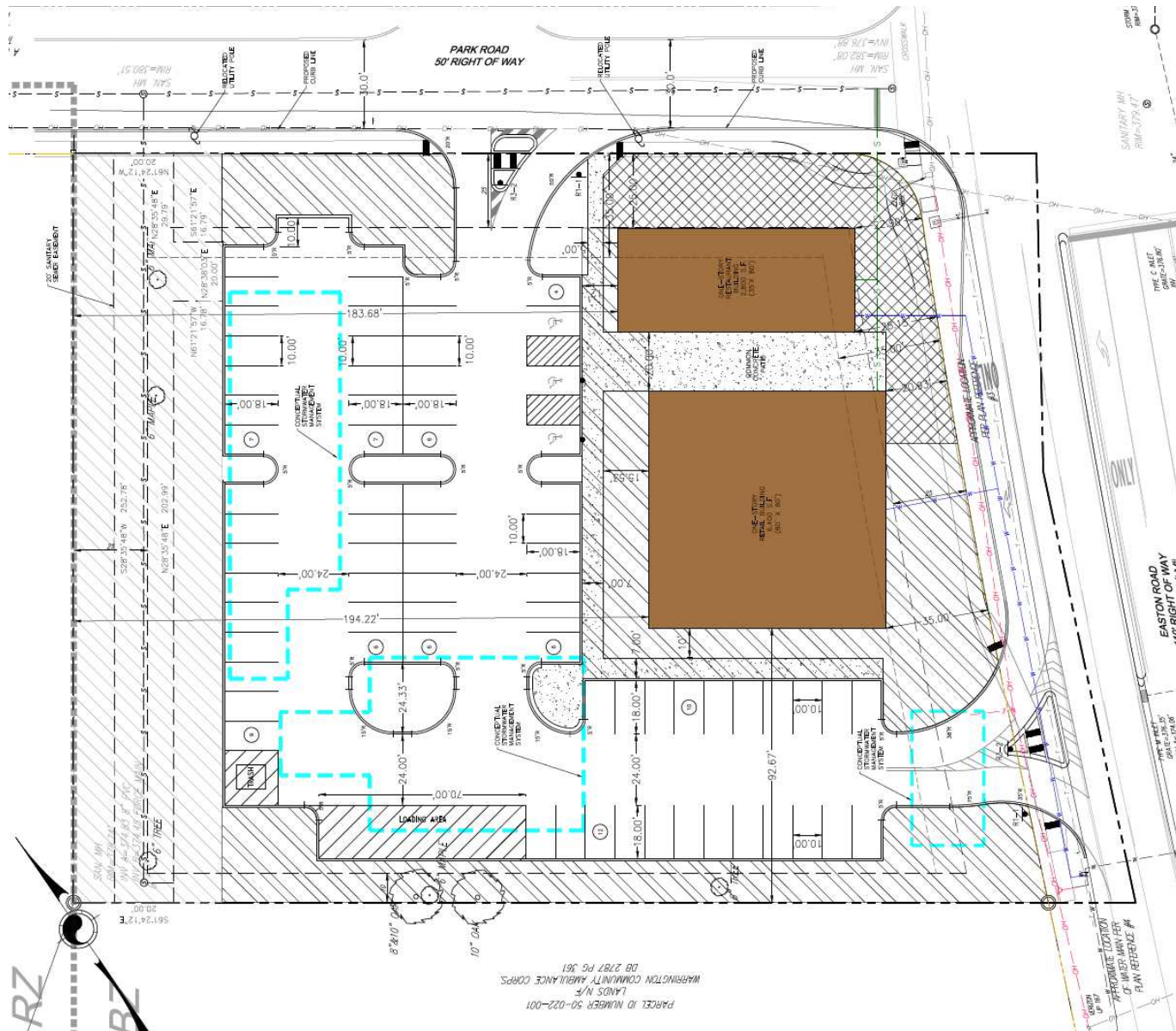
- Proposed Retail Buildings Totaling 9,200 SF
- 6,400 SF Retail (Can be demised)
- 2,800 SF Free-Standing Restaurant Building
- 1.92 Acre lot
- 284' of Frontage along Route 611
- Parcel 50-022-002
- 73 Parking Spaces
- Zoned- BZ – Business Zone (Warrington Township)
- This property is very well-located on the corner of a signalized intersection along Route 611 (Easton Road) in Warrington Township, Bucks County, providing quick access to Route 202 & I-276. This is one of the last remaining development opportunities along this stretch of Route 611.



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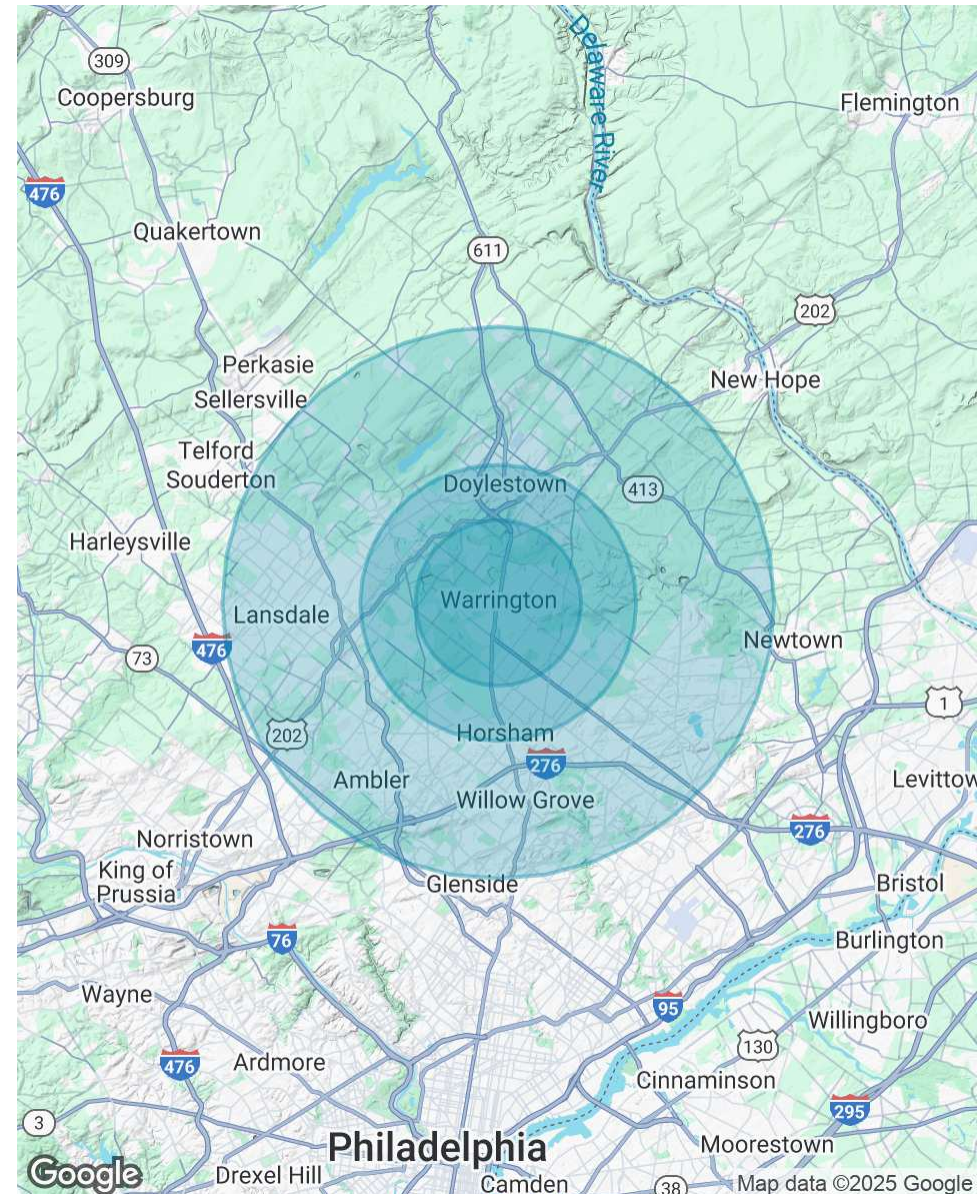


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	48,530	146,866	524,697
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,044	55,458	197,901
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$168,819	\$162,184	\$157,657
Average House Value	\$562,542	\$544,870	\$525,607

Demographics data derived from AlphaMap





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