

FOR SALE / LEASE

PROFESSIONAL OFFICE SPACE

PENN'S  GRANT REALTY
Corporation

*54 Friends Lane, Suite 110
Newtown, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



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PROPERTY SPECIFICATION

OFFICE SUITE 110 SIZE:.....

2,967± SF (first floor)

SITE:

Two-story office building situated on 2±acres

SUITE LAYOUT:

Four (4) Private offices, Reception,
Two (2) Open Work Areas, Conference Room, Kitchenette,
Two (2) ADA Bathrooms, Computer/Storage Room

PARKING:

On site paved parking for 4 spaces per 1,000 square feet

UTILITIES:

PECO Energy provides service to the property
via individually metered 200 AMP service.

WATER:

Public

SEWER:

Public

HVAC:

Individually controlled Carrier heat pumps

LIFE SAFETY:

Automatic sprinkler system throughout the building,
with manual fire alarm system. Security and Exit
lighting in place throughout the building per code.

SECURITY:

Key pad monitored system

MISCELLANEOUS:

Existing office furniture is included

ZONING:

LI – Light Industrial

MUNICIPALITY:

Newtown Township

TAX PARCEL:

29-010-096-110

PROPERTY TAXES:

\$8,613 (2025)

ANNUAL TAX ASSESSMENT:

\$47,000

CONDOMINIUM FEES:

\$925/month

LEASE PRICE:

\$23.50 plus utilities and janitorial service

SALE PRICE:

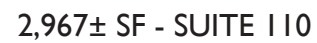
\$645,000



PROPERTY HIGHLIGHTS

- Furniture Included
- Private Exterior Entrance & Entrance From Building Lobby
- Excellent Window Lines & Natural Light
- 5 Minute to Interstate 295
- 10 Minutes to Route 1
- Close to Newtown Borough’s Restaurants and Retail Services





127,722

-0.05%

2.57

36.9

46.2

\$137,340

\$563,370

\$903,575

18.9%

57.1%

24.0%

9.7%

10.1%

80.2%

Population Total

Population Growth

Average HH Size

Diversity Index

Median Age

Median HH Income

Median Home Value

Median Net Worth

Age <18

Age 18-64

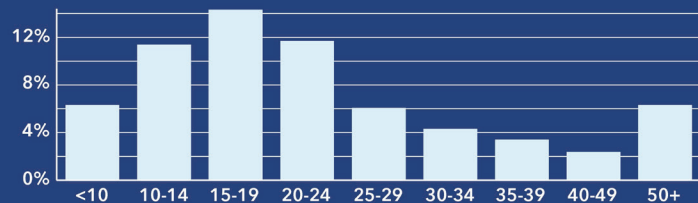
Age 65+

Services

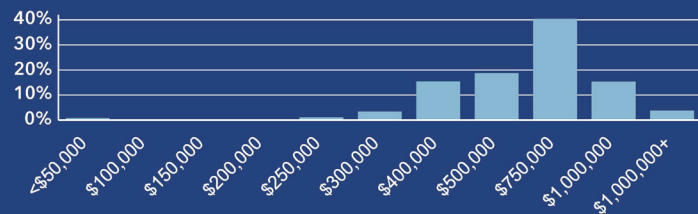
Blue Collar

White Collar

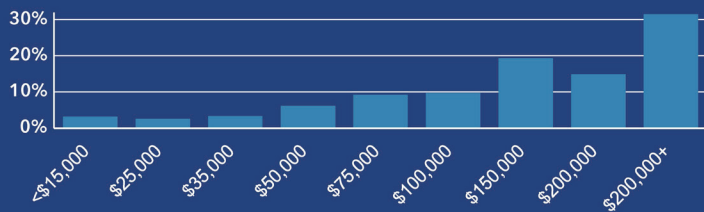
Mortgage as Percent of Salary



Home Value



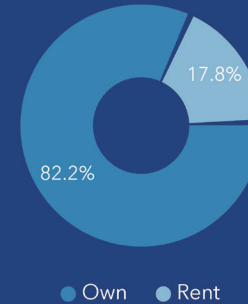
Household Income



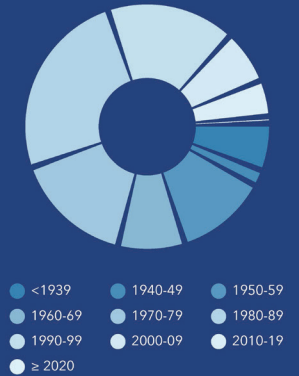
Age Profile: 5 Year Increments



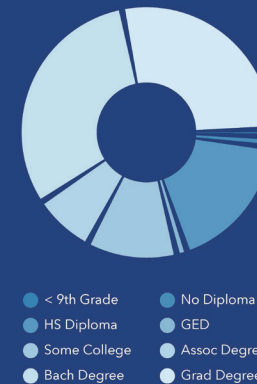
Home Ownership



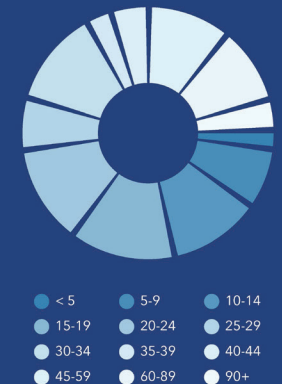
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

