

**OFFICE FOR LEASE**

# Dental, Medical, & Professional Suites

**PENN'S GRANT REALTY**  
Corporation

*179 N. Main Street  
Dublin, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



High Visibility  
Location on Route 313

**PRESENTED BY:** Kurt Eisenschmid — Penn's Grant Realty Corporation  
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • Kurt@pgrealty.com • www.pgrealty.com

**PROPERTY HIGHLIGHTS**

- Great Dublin Borough Location
- Growing Demographics
- High Visibility Location on the Main Street (Route 313)
- Elevator Served
- Pylon Sign
- Traffic Count 16,900+ Per Day
- 10 Minutes to Route 611  
 15 Minutes to Route 309  
 20 Minutes to PA



**PROPERTY SPECIFICATIONS**

Water: ..... Public  
 Sewer: ..... Public  
 Electric:..... PECO (units separately metered)  
 HVAC:.....Heat Pump (one per unit)  
 Parking: ..... 22 Spaces  
 Zoning:.....C-2 Commercial  
 Municipality:..... Dublin Borough

**Suite 2 (2nd Floor)**  
 Size: ..... 1,850± SF  
 Restrooms: ..... One (1)  
 Lease Price: ..... \$19.50 PSF NNN

**Suite 3 (3rd Floor) - Currently Dental Set-up**  
 Size: ..... 1,300± SF  
 Restrooms: ..... One (1)  
 Lease Price: ..... \$14 PSF NNN



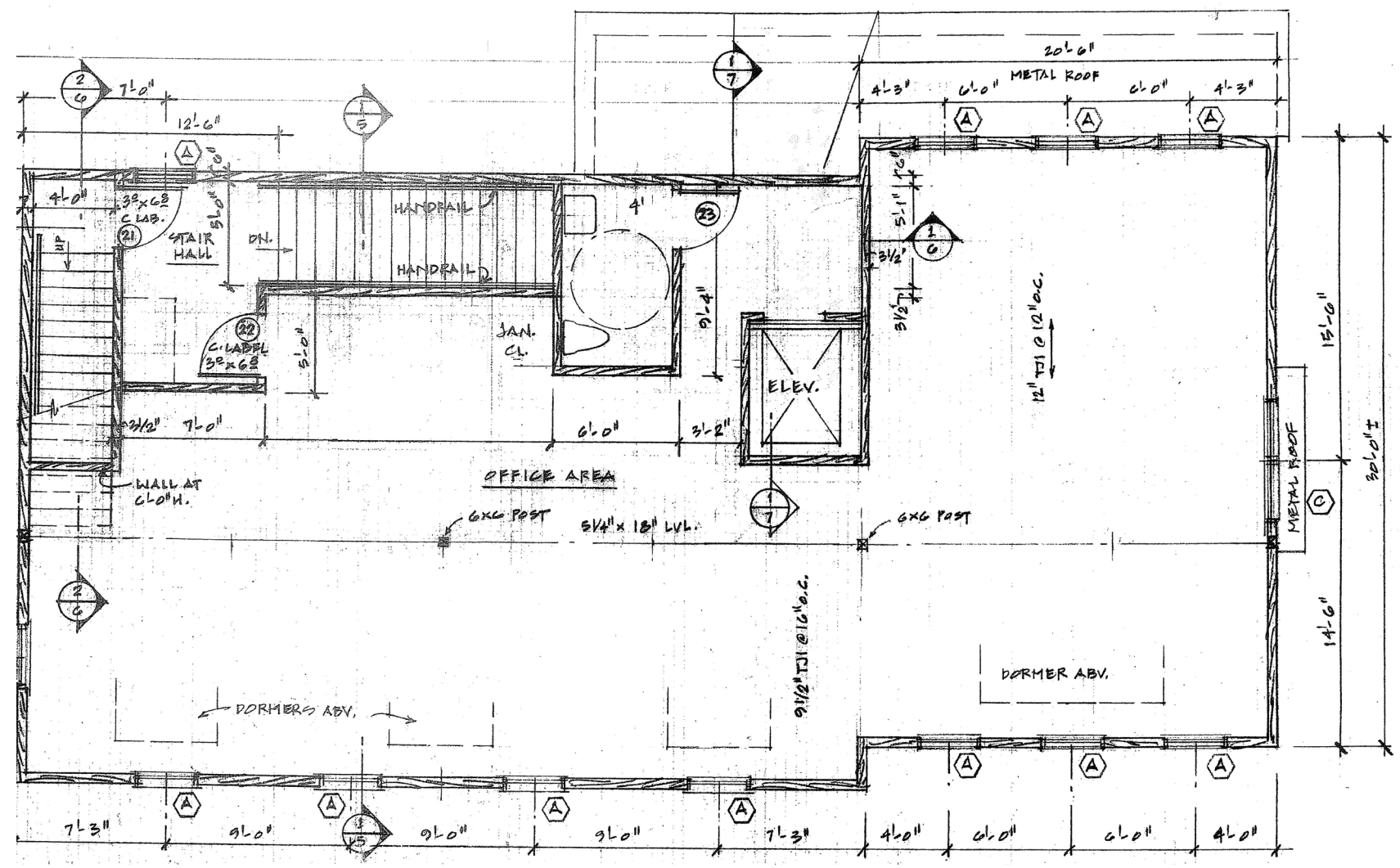
SUITE 2 - 1,850± SF



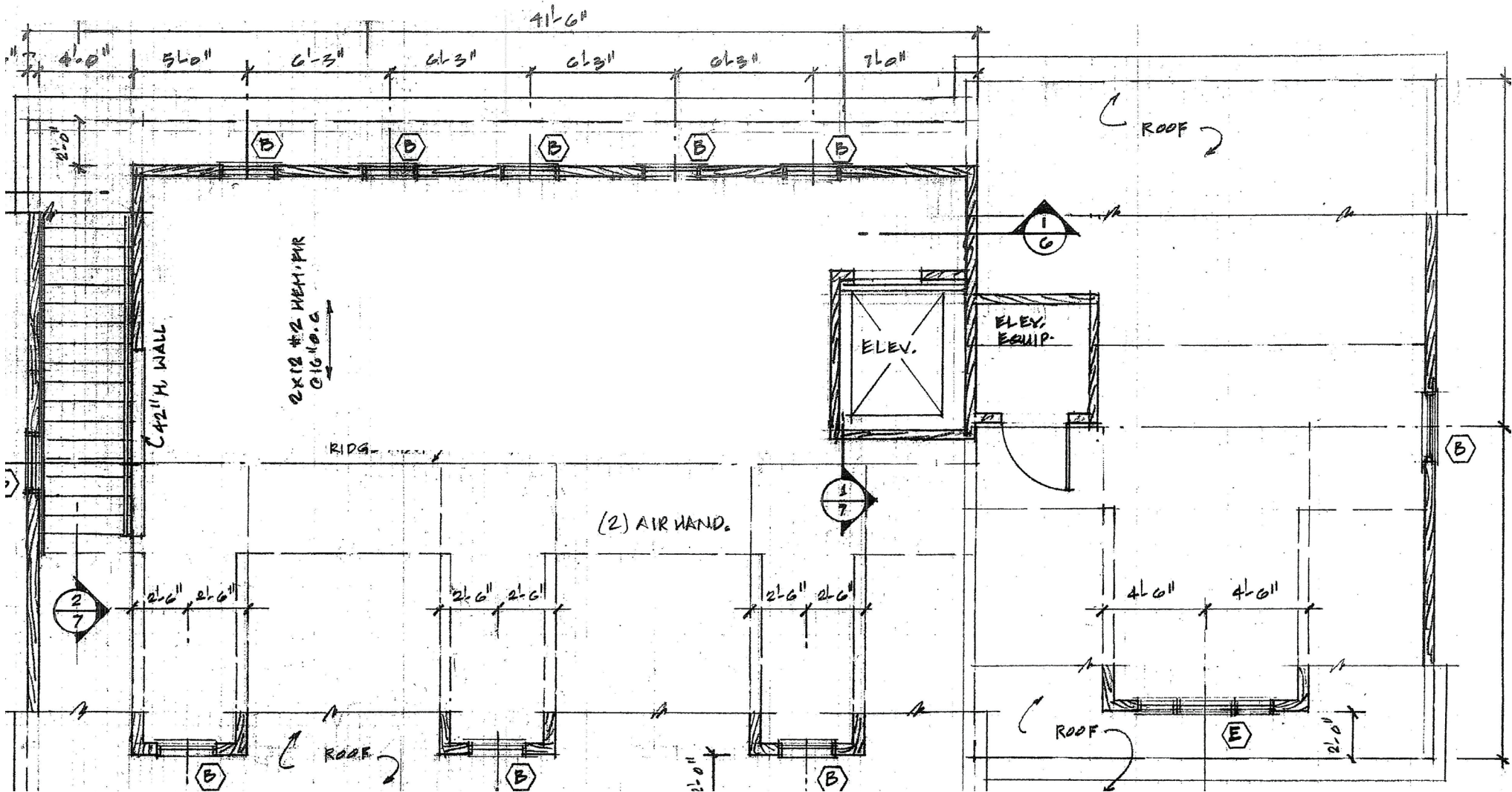


SUITE 3 - 1,300± SF





Second Floor Plan 1,850± SF

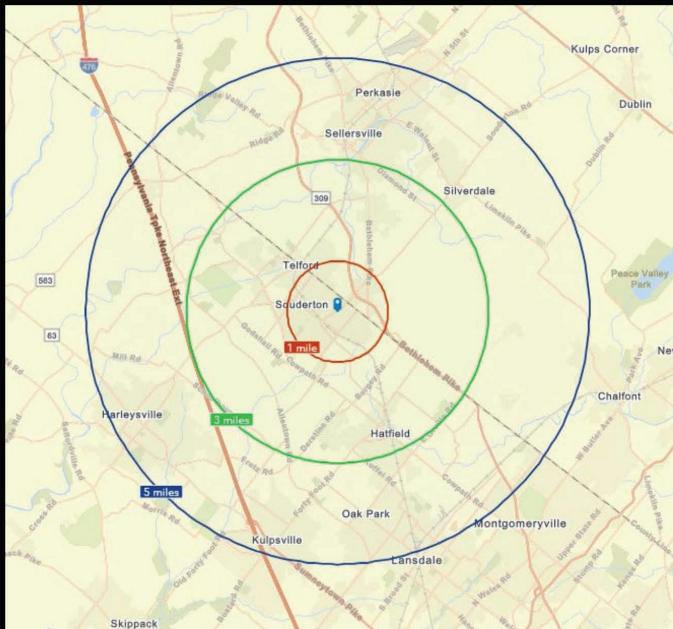


Third Floor Plan 1,300± SF  
(Dental Fit-Out)

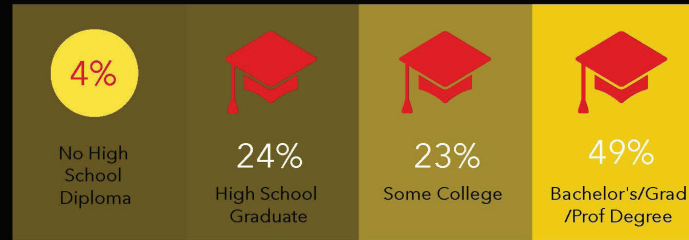
## DEMOGRAPHIC PROFILE

179 S Main St, Dublin, Pennsylvania, 18917

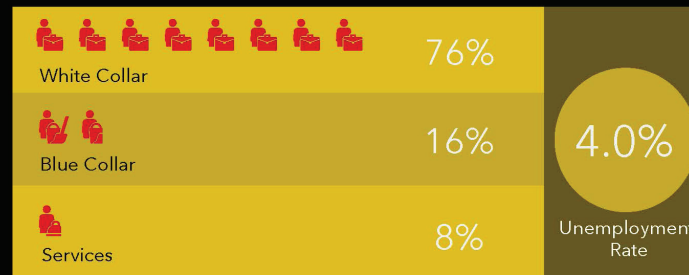
Ring of 5 miles



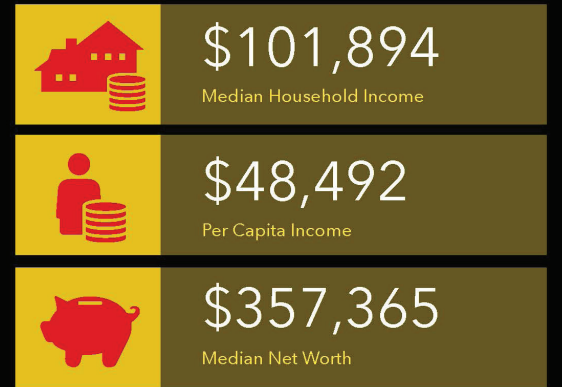
### EDUCATION



### EMPLOYMENT



### INCOME



### KEY FACTS

