

PRIME INVESTMENT PROPERTY

HYDE PARK

3900 Mechanicsville Road | Doylestown | PA

SALE



PROPERTY HIGHLIGHTS

- Office condominiums totaling approximately 53,118 square feet within an 86,368 square foot office condominium park
- Currently leased to eleven (11) office tenants
- On-site parking for approximately 386 vehicles
- Tenant mix of medical and professional service businesses
- Suites ranging from 1,000 to 14,000 square feet
- Situated approximately two (2) miles from the center of Doylestown borough
- Strategically located along Buckingham Pike (Route 202) connecting to Easton Road (Route 611) providing easy access throughout the Philadelphia Metropolitan area.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

**Commercial
Real Estate
Services**

Please contact the listing team for details.



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Beacon
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610-828-0100

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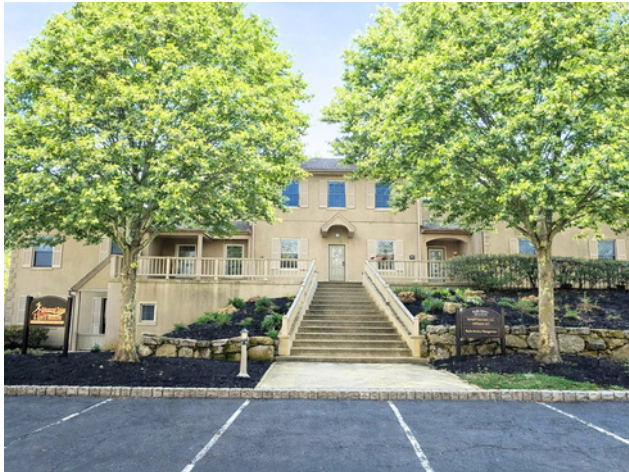
PHOTO GALLERY



Site Map



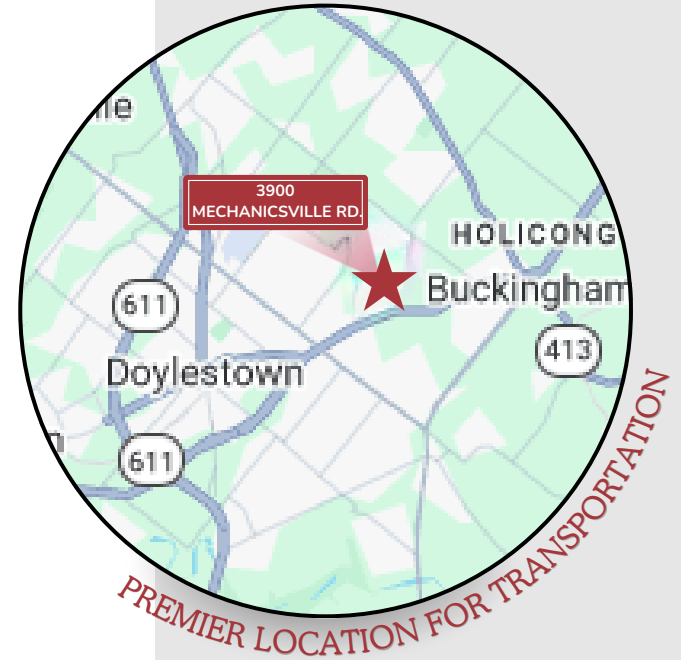
Building 5



Building 7



Directory Sign



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AERIAL PARCEL



Buckingham

Buckingham Township is located in central Bucks County with a mix of retail, office, and local businesses centered along Buckingham Pike (Route 202). The township is in close proximity to the commercial hubs of Doylestown and New Hope and is easily accessible from Easton Road (Route 611) and Durham Road (Route 413).

DEMOGRAPHICS

Income

\$96,323

Per capita income

more than 1.5 times the amount in Bucks County: \$59,022

more than double the amount in Pennsylvania: \$44,355

more than double the amount in United States: \$44,673

\$190,230

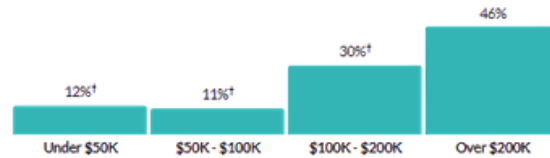
Median household income

more than 1.5 times the amount in Bucks County: \$114,764

more than double the amount in Pennsylvania: \$77,971

more than double the amount in United States: \$80,734

Household income



Age

49

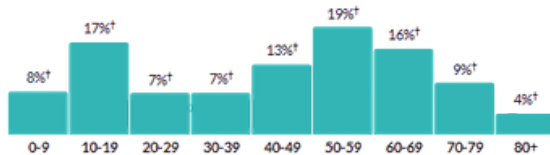
Median age

about 10 percent higher than the figure in Bucks County: 44.2

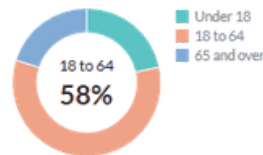
about 20 percent higher than the figure in Pennsylvania: 40.9

about 25 percent higher than the figure in United States: 38.9

Population by age range



Population by age category



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