

MSC

20 EASTON ROAD

WARRINGTON TOWNSHIP, PA



COUNTY LINE RD (23,973 AADT)

EASTON RD (PA-611) (34,964 AADT)

SITE

Full Access Signal

RED LION DINER

2 ACRE DEVELOPMENT SITE AVAILABLE
Pad Sites / 1,000 - 8,000 SF for Lease

20 EASTON ROAD

WARRINGTON TOWNSHIP, PA

PAD OPPORTUNITIES AVAILABLE

CONTACT

JASON BOCK

jbock@hellomsc.com
215.883.7403

SCOTT WEISS

sweiss@hellomsc.com
215.883.7396

GEOFFREY ALTMAN

galtman@hellomsc.com
215.883.7383



JOIN THESE AREA TENANTS



PROPERTY DETAILS

- Strong visibility at the intersection of County Line Rd (23,973 AADT) and Easton Rd (PA-611) (34,964 AADT)
- Cross access with Warrington Crossings and a brand new Aldi, Edge Fitness and Regal Cinemas
- Flexible layout and pad delivery options available
- Well positioned at a traffic signal with proposed full access on County Line Road (23,973 AADT) and Easton Road (PA-611) (34,964 AADT)

DEMOGRAPHICS



EST. POPULATION

3 mi 65,021 | 5 mi 161,983 | 7 mi 305,440



EST. TOTAL EMPLOYEES

3 mi 31,682 | 5 mi 92,689 | 7 mi 189,581



EST. AVG HH INCOME

3 mi \$124,969 | 5 mi \$136,524 | 7 mi 139,715



EST. MEDIAN AGE

3 mi 42.3 | 5 mi 43.8 | 7 mi 43.6

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

20 EASTON ROAD

WARRINGTON TOWNSHIP, PA

PAD OPPORTUNITIES AVAILABLE

CONTACT

JASON BOCK

jbock@hellomsc.com
215.883.7403

SCOTT WEISS

sweiss@hellomsc.com
215.883.7396

GEOFFREY ALTMAN

galtman@hellomsc.com
215.883.7383



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

20 EASTON ROAD

WARRINGTON TOWNSHIP, PA

PAD OPPORTUNITIES AVAILABLE

CONTACT

JASON BOCK

jbock@hellomsc.com
215.883.7403

SCOTT WEISS

sweiss@hellomsc.com
215.883.7396

GEOFFREY ALTMAN

galtman@hellomsc.com
215.883.7383



20 EASTON ROAD

WARRINGTON TOWNSHIP, PA

PAD OPPORTUNITIES AVAILABLE

CONTACT

JASON BOCK

jbock@hellomsc.com
215.883.7403

SCOTT WEISS

sweiss@hellomsc.com
215.883.7396

GEOFFREY ALTMAN

galtman@hellomsc.com
215.883.7383



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

20 EASTON ROAD

WARRINGTON TOWNSHIP, PA

PAD OPPORTUNITIES AVAILABLE

CONTACT

JASON BOCK

jbock@hellomsc.com
215.883.7403

SCOTT WEISS

sweiss@hellomsc.com
215.883.7396

GEOFFREY ALTMAN

galtman@hellomsc.com
215.883.7383



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

20 EASTON ROAD

WARRINGTON TOWNSHIP, PA

PAD OPPORTUNITIES AVAILABLE

CONTACT

JASON BOCK

jbock@hellomsc.com
215.883.7403

SCOTT WEISS

sweiss@hellomsc.com
215.883.7396

GEOFFREY ALTMAN

galtman@hellomsc.com
215.883.7383



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

20 EASTON ROAD

WARRINGTON TOWNSHIP, PA

PAD OPPORTUNITIES AVAILABLE

CONTACT



JASON BOCK

jbock@hellomsc.com
215.883.7403

SCOTT WEISS

sweiss@hellomsc.com
215.883.7396

GEOFFREY ALTMAN

galtman@hellomsc.com
215.883.7383



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC