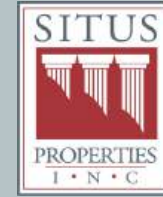


Prime Office/Retail Building

# 233 N. York Road | Hatboro | PA



Commercial  
Real Estate  
Services



## PROPERTY HIGHLIGHTS

- Standalone office/retail building of approximately 744 sq. ft. available for immediate occupancy.
- Ample on-site parking.
- Conveniently located within walking distance to various shops and restaurants on York Road in Hatboro.
- Space can be reconfigured to tenant's needs.
- Minutes from the Pennsylvania Turnpike (I-276) Willow Grove Interchange.
- Located within walking distance to the Hatboro Train Station with service to Warminster, Willow Grove, Glenside, Jenkintown, and Center City Philadelphia.

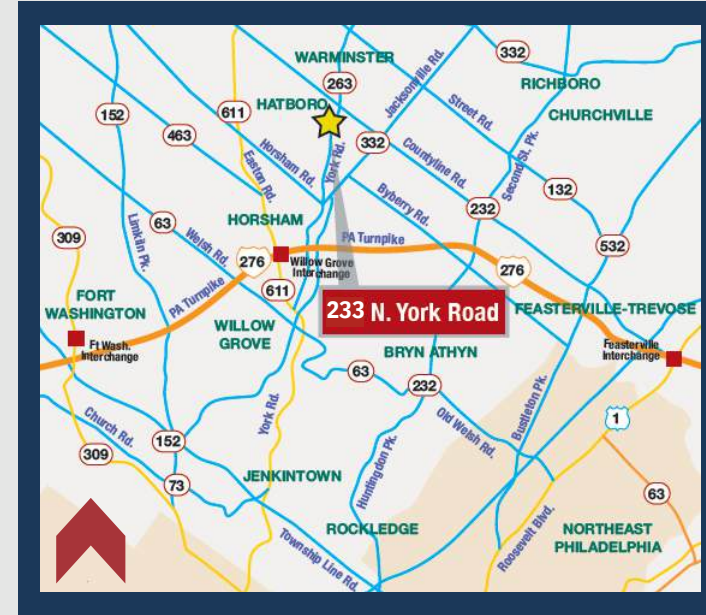
DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	17,203	90,557	195,747
Households	7,298	36,845	75,041
Average HH Income	\$99,207	\$107,189	\$124,182

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.

[www.SitusProperties.com](http://www.SitusProperties.com)  
215-886-9400

Prime Office/Retail Building

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## Hatboro

The Borough of Hatboro is centrally located north of Philadelphia with a vibrant downtown centered on York Road (Route 263). The borough is in close proximity to regional shopping in Willow Grove and Warminster and is easily accessible from the Pennsylvania Turnpike (I-276), Easton Road (Route 611), and Street Road (Route 132).



**Commercial Real Estate Services**

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