

14 PARK AVENUE

CHALFONT, PA



 **MORE THAN 260 HOUSEHOLDS
WITHIN WALKING DISTANCE**

5,137 SQUARE FOOT MULTI-USE BUILDING FOR SALE OR LEASE

**REPRESENTED BY
THE FLYNN
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Standalone building with historic charm and unique features

- CAN BE DEMISED TO TWO SUITES
- POTENTIAL OUTDOOR SEATING
- WALKABLE DOWNTOWN LOCATION AT LIGHTED INTERSECTION
- STEPS FROM SEPTA TRAIN STATION
- AMPLE PARKING
- MULTIPLE POTENTIAL USES INCLUDE:
 - SHOPS/ BOUTIQUES
 - FOOD/BEVERAGE
 - BREWERY/WINE BAR
 - SALON/COSMETIC SERVICES
 - COMMUNITY SERVICES
 - HEALTH & WELLNESS
 - FITNESS

NEIGHBORHOOD INFORMATION

Directly across the street from Patriot Station- a newly built 69-unit three- story luxury apartment building.

- Located at signalized intersection of Park Avenue and Main Street (Route 152)
- Chalfont Train Station steps away
- Adjacent to Owowcow Creamery
- Pine Creek Condominiums to the rear of the property
- Lindenfield Townhome Community 1/2 mile away accessible by walking path via Chestnut Street Park
- **MORE THAN 260 HOUSEHOLDS WITHIN WALKING DISTANCE**
- Manhattan Bagel, Nina's Waffles & Ice Cream, and Chalfont Tavern at next corner

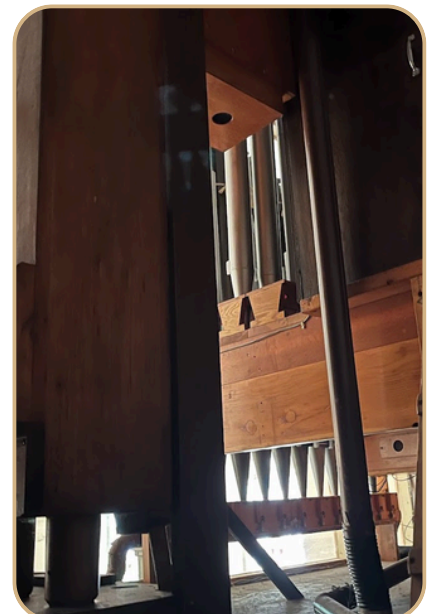


PATRIOT STATION
AT CHALFONT



BUILDING FEATURES

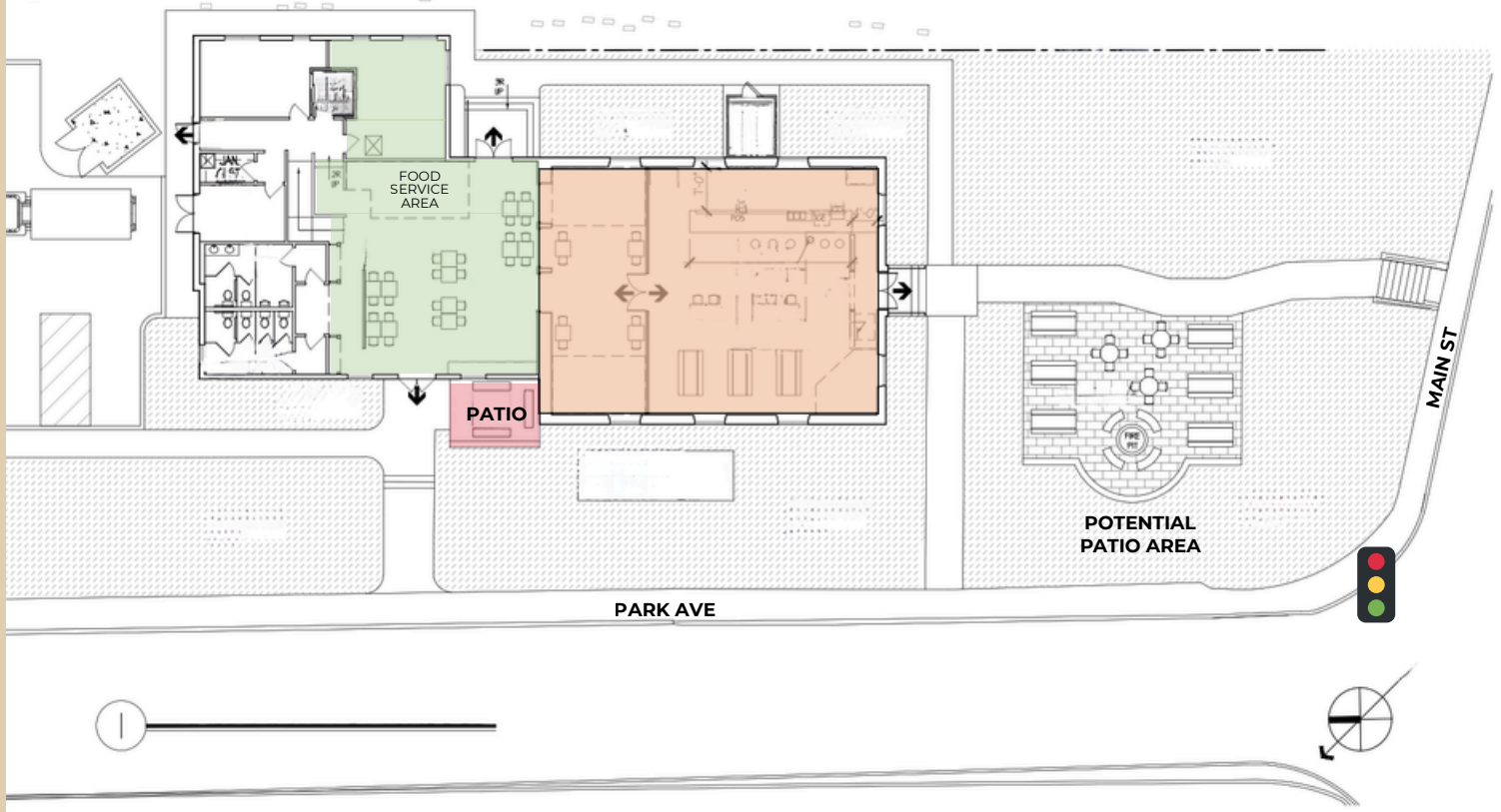
- Formerly St. James Lutheran Church, the building has been partially demolished, removing the rear classroom/office portion and creating space for parking.
- Unique features of the historic structure include stained glass windows and pipe organ, retaining the charm of the original building.
- Outdoor seating area can be constructed at side of the structure facing Main Street, outside the steps of the former church building.



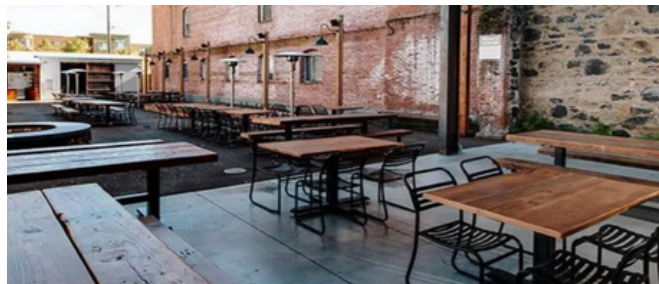
FLOOR/SITE PLAN

Plans are conceptual for illustrative purposes only.

POTENTIAL DEMISING PLAN



Concept illustrations to show potential uses of planned outdoor spaces



LOCATION & DEMOGRAPHICS- CHALFONT, PA



POPULATION

1 Mile: 6,981
3 Miles: 36,290
5 Miles: 115,779



HOUSEHOLDS

1 Mile: 2,592
3 Miles: 12,702
5 Miles: 42,883



AVG HOUSEHOLD INCOME

1 Mile: \$140,882
3 Miles: \$155,390
5 Miles: \$139,764



TRAFFIC COUNT

Main Street
Average Cars Per Day
14,342



For more information, please contact:

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