

14 PARK AVENUE

CHALFONT, PA



 **MORE THAN 260 HOUSEHOLDS
WITHIN WALKING DISTANCE**

5,137 SQUARE FOOT STANDALONE BUILDING

3,080 SF BREWERY SPACE AVAILABLE

ADJOINS 2,057 SF EATERY SPACE FOR PROSPECTIVE FOOD VENDORS

- Ample parking
- Outdoor seating area
- Excellent visibility/signage opportunity at lighted intersection
- Adjacent to luxury apartment complex
- Located in walkable downtown residential neighborhood
- Steps from Chalfont SEPTA train station

**REPRESENTED BY
THE FLYNN COMPANY**

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NEIGHBORHOOD INFORMATION



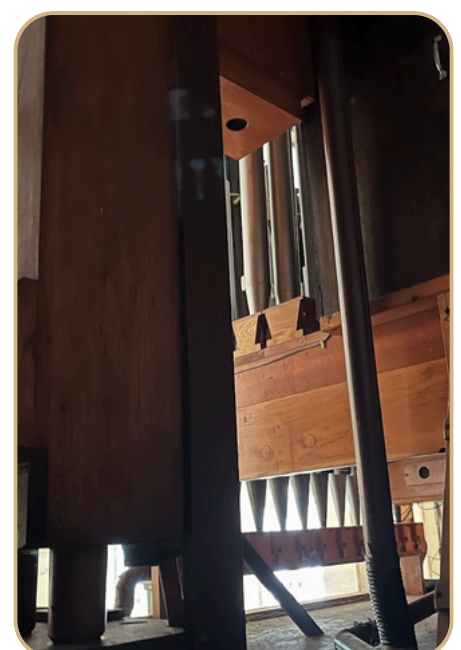
Directly across the street from Patriot Station- a newly built 69-unit three- story luxury apartment building.

- 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
- Several other neighborhoods surround the Chalfont Borough and New Britain Township area
- Manhattan Bagel, Nina's Waffles & Ice Cream, and Leonardo's Pizza at next corner



BUILDING FEATURES

- Existing 10,000 SF building, formerly St. James Lutheran Church, to be partially demolished.
- Unique features of the building to be retained during remodeling including stained glass windows and pipe organ, retaining the historic charm of the original structure
- Outdoor seating area will be constructed at side of the structure facing Main Street, outside the steps of the former church building.

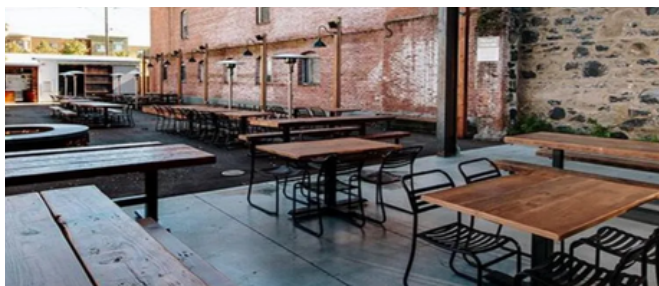


PROPOSED FLOOR PLAN

Plans are conceptual for illustrative purposes only.



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



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