

FOR LEASE RETAIL SPACE

PENN'S  GRANT REALTY
Corporation

826 N. Easton Road
Doylestown, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation
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Available 2,000± SF - Unit 3A



**CROSS KEYS
PLAZA**

PROPERTY SPECIFICATIONS

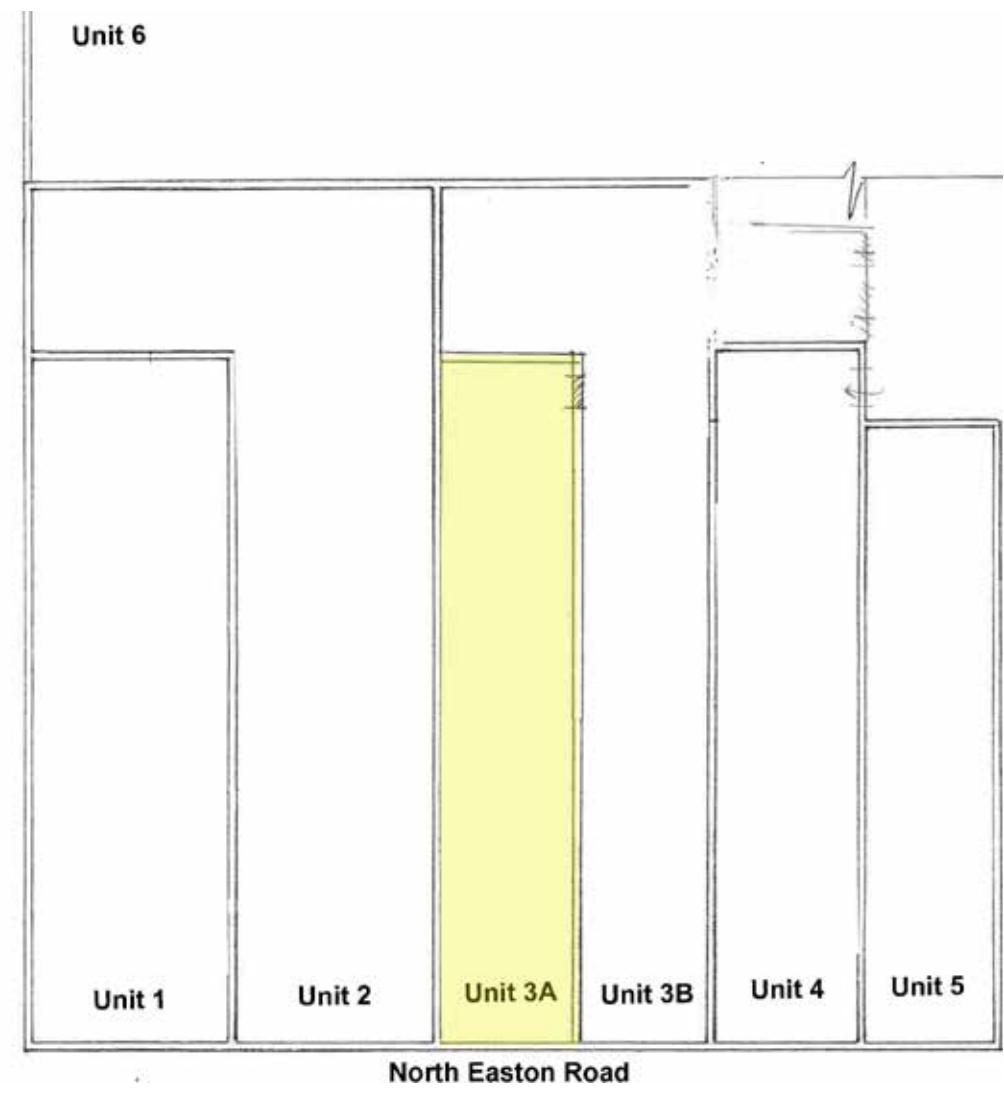
Suite 3A faces N. Easton Road, offering prime visibility to passing traffic. This strategic positioning enhances its exposure and accessibility, making it particularly attractive for businesses seeking maximum visibility and customer engagement.

- Pylon sign for enhanced visibility.
- High visibility and traffic counts, making it attractive for your business.
- Proximity to Downtown Doylestown, Doylestown Hospital, and Bucks County Courthouse.
- Convenient accessibility via North Main Street, Route 611 Bypass, Route 202 Parkway, and Route 313.
- It is situated in a densely populated area with strong demographics.
- Surrounded by a mix of thriving national, regional, and local businesses.
- Zoned C2 - Highway Commercial District in Plumstead Township, allowing for a variety of commercial uses.

Unit 3A Size:	2,000± SF
Ceiling Height:	12' Clear
Parking:	On-site
Water:	Public
Sewer:	Public
Municipality:	Plumstead Township
Zoning:	C2- Highway Commercial District
Lease Price:	\$25 PSF, plus utilities







Unit 3A - 2,000± SF

826 N. EASTON ROAD, DOYLESTOWN, PA



PROPERTY PERMITTED USES

- Retail Store
- Eating Place
- Service Business
- Medical Office
- Office
- Municipal
- Veterinarian
- Public Recreation Facility
- Indoor Athletic Club
- Commercial Recreation Facility
- Personal Care Facility
- Commercial or Trade School
- Financial Establishment
- Convenience Store
- Hospital
- Repair Shop



DEMOGRAPHIC PROFILE

826 N. Easton Road, Doylestown, PA

EDUCATION

- 2.2% No High School Diploma
- 16.3% High School Graduate
- 18.7% Some College/Associate's Degree
- 62.8% Bachelor's/Great Plus Degree

EMPLOYMENT

- 79.4% White Collar
- 9.8% Blue Collar
- 10.8% Service
- 2.3% Unemployed/Retiree

INCOME

- \$135,435 Median Household Income
- \$68,102 Median Personal Income
- \$626,236 Median Net Worth

HOUSEHOLD INCOME (\$)

KEY FACTS

- 73,753 Population
- 44.3 Median Age
- 27,042 Households
- \$108,778 Median Disposable Income

826 N. Easton Road, Doylestown, PA

Ring of 1 mile

Eating Places



4

Bakers(Retail)



0

Bars and Pubs



6

Coffee Shops



1

Juice Bars



1

Doughnut Shops



1

Ice Cream Parlors



9

Pizza Restaurants



47

Other Restaurants

6,971

Population

2,792

Households

2.45

Avg Size Household

43.2

Median Age

\$107,412

Median Household Income

\$525,754

Median Home Value

ONE MILE RADIUS



Annual Household Spending

\$4,936

Meals at Restaurants

\$799

Food & Drink on Trips

Local Business Summary

606

Total Businesses

6,832

Total Employees

Average Annual Spend per Household on Eating Out



\$494

Breakfast



\$1,491

Lunch



\$2,550

Dinner

