



1900 Am Drive Quakertown, Bucks County, PA

Property Features

- First Floor 5,401 SF Suite
- Second Floor 7,840 SF Suite (divisible)
- Suites offer multiple open concept spaces, ready for fit-out or divisible to meet tenant requirements
- Located in a Class A, two-story, multi-tenant office building
- Expansive atrium-style lobby
- One dock door
- Set on 6.38 acres with ample parking
- Flexible Commercial zoning
- Dense residential area with excellent demographics and a variety of area amenities nearby
- Corporate neighbors including St. Luke's, Lifequest, and more
- Minutes to Route 663 and PA Turnpike 476
- **Lease Rate: \$18.50/SF plus Electric and Janitorial**
- **Three months FREE rent up front with a 5 year lease!**



For more information:

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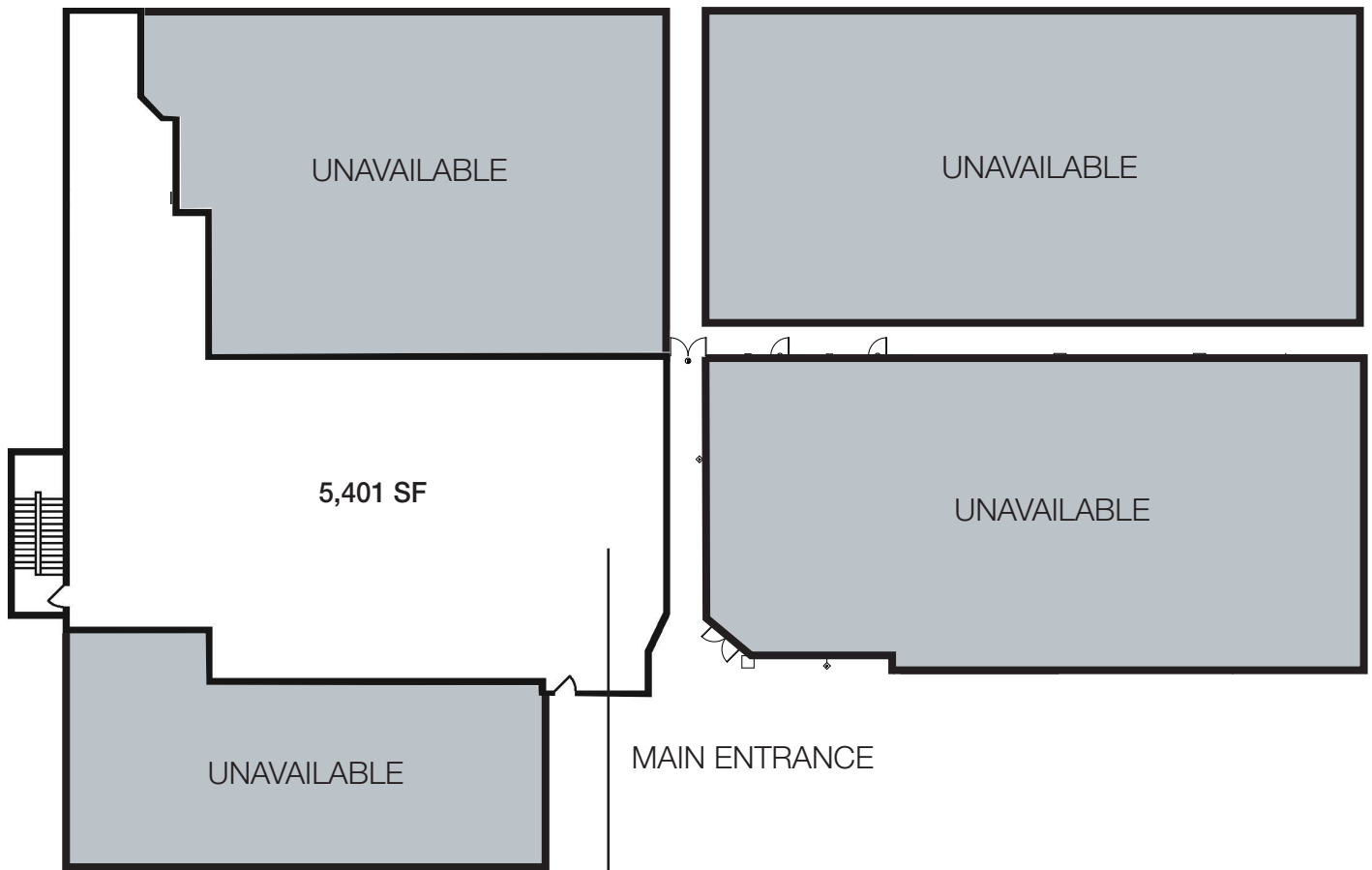
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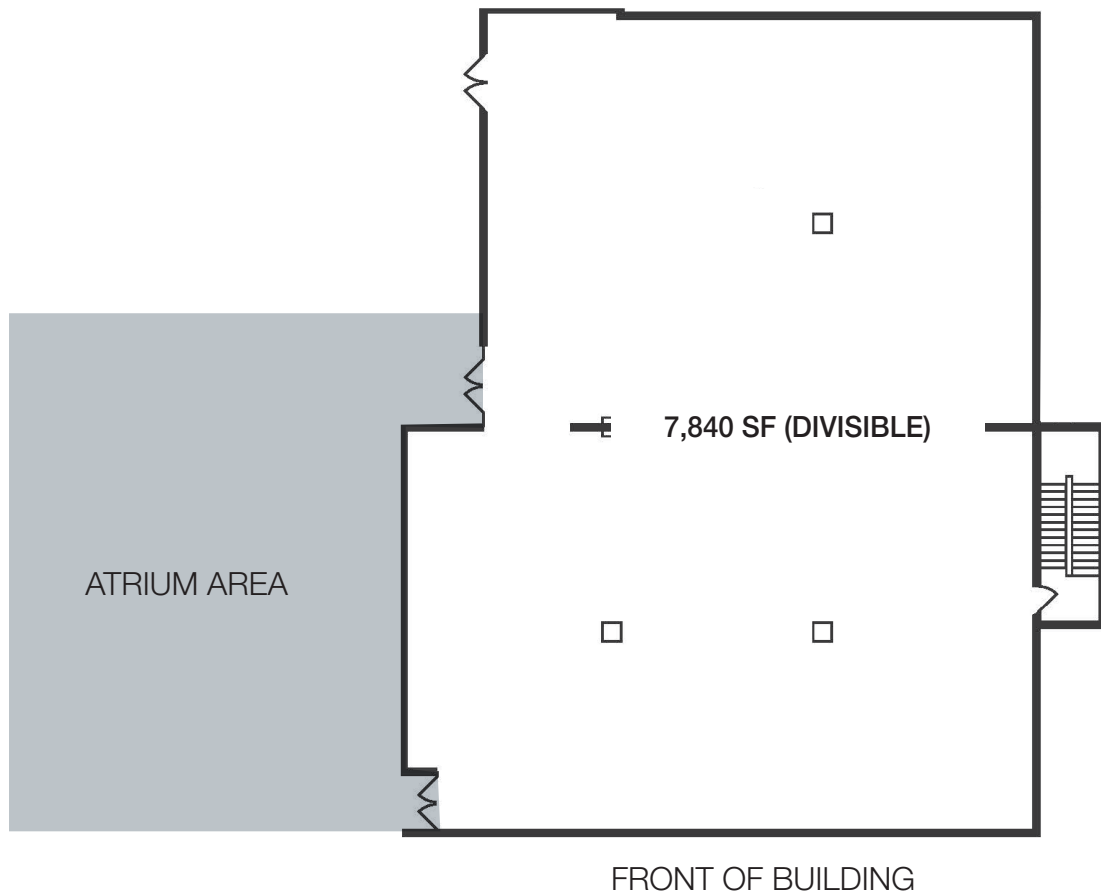
FREE RENT INCENTIVE **1900 AM DRIVE**

First Floor Plan



COMMON ATRIUM AND RESTROOMS **1900 AM DRIVE**

Second Floor Plan



CONVENIENT LOCATION **ACCESS TO PA TURNPIKE 476**



Area Overview

Location offers easy access to PA Turnpike 476 Northeast Extension via the Quakertown Interchange

Amenities in immediate area include McDonald's, Wawa, Dunkin', Exxon, and multiple national hotel chains

Convenient Park & Ride facility, operated by Greyhound, provides direct transportation to Philadelphia and New York (Port Authority)

3.5 miles to Quakertown retail centers on Route 309

AREA **DEMOGRAPHICS**

Key Facts	1 Mile	3 Miles	5 Miles
Population	1,994	11,826	8,574
Median Age	42.8	43.3	42.0
Average HH Income	\$127,787	\$129,109	\$117,976
Total Businesses	73	388	1,768
Total Employees	1,185	4,950	20,069

TRAFFIC **COUNTS**

Street	Distance	Cross-Street	Year	Count
John Fries Highway	0.35	Am Drive	2020	8,452
John Fries Highway	0.39	I-476	2019	9,335
John Fries Highway	0.78	Milford Sq Pike	2020	16,904