

PRIME OFFICE SPACE

Briar Professional Plaza | 8302 Old York Road | Elkins Park | PA



AVAILABLE

PROPERTY HIGHLIGHTS

- Professional offices located on the first floor of the stately Briar House condominium building located in the heart of Elkins Park.
- 500 to 3,500 sq. ft. is immediately available for occupancy.
- Briar House is a 24-hour secured building with well lit on-site parking, safe for all hours of access.
- Offices are structurally sound and quiet, providing a professional environment.
- Convenient to primary traffic routes, all major access points and only minutes from Center City.
- Beautifully landscaped and professionally maintained.

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	12,828	148,111	537,607
Households	5,491	58,907	204,027
Average HH Income	\$134,001	\$95,968	\$82,261

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.

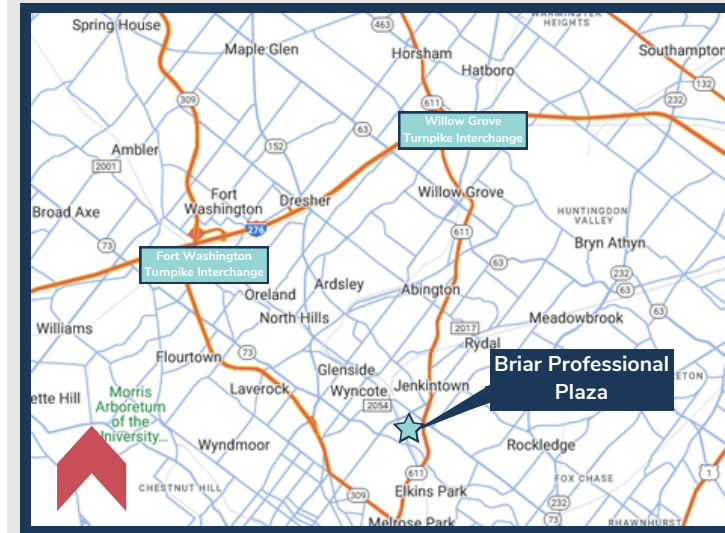
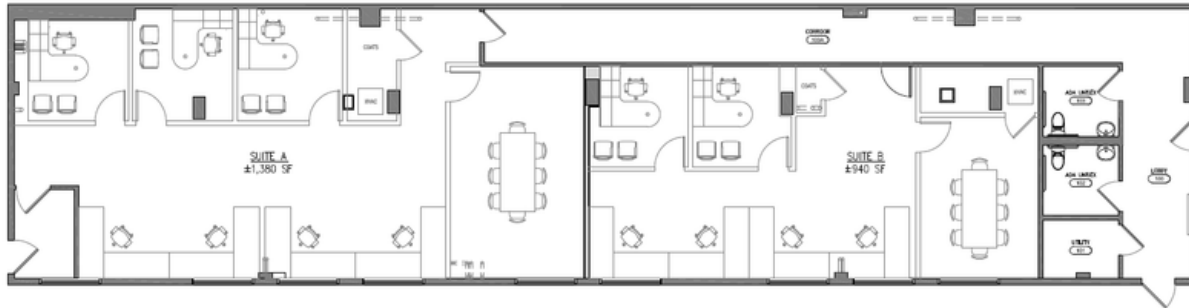
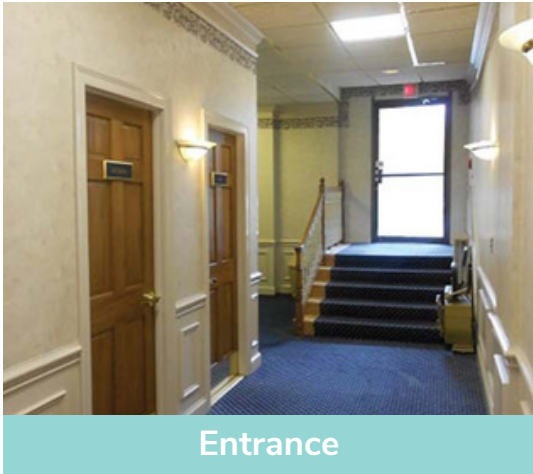


**Commercial
Real Estate
Services**

**www.SitusProperties.com
215-886-9400**

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SEPTA Commuter Bus Service via Route 55 with a convenient stop at the front corner of the building on Old York Road (Route 611).



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Elkins Park, PA

Elkins Park is located in Cheltenham Township and is approximately ten (10) miles from Center City Philadelphia with a vibrant business district located on York Road (Route 611). Elkins Park is home to Salus University and in close proximity to Penn State University's Abington Campus as well as Manor College.

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