

For Sale/Lease

Hatboro Retail Development Opportunity

- 52,000 SF development space in Hatboro, Pennsylvania
- Direct access to PA turnpike
- Adjacent to affluent neighborhoods such as Horsham, Willow Grove and Warminster

Todd Sussman
Senior Managing Director
+1 215 928 7575
todd.sussman@colliers.com



Colliers

Property Overview



1.47 acres
(64,033 SF)



52,000 SF



Located on
main area
thoroughfare



Zoned RC-2



Holds potential
for 80+ parking
spaces



Two miles from
PA Turnpike



The Hatboro Opportunity at **107 S York Road** presents a buyer or tenant the opportunity to locate in the vibrant, diverse borough of Hatboro, **home to approximately 8,200 residents.**

Address 101-107 S York Rd

Location Hatboro, Pennsylvania

Site Area 52,000 SF

Available Immediately

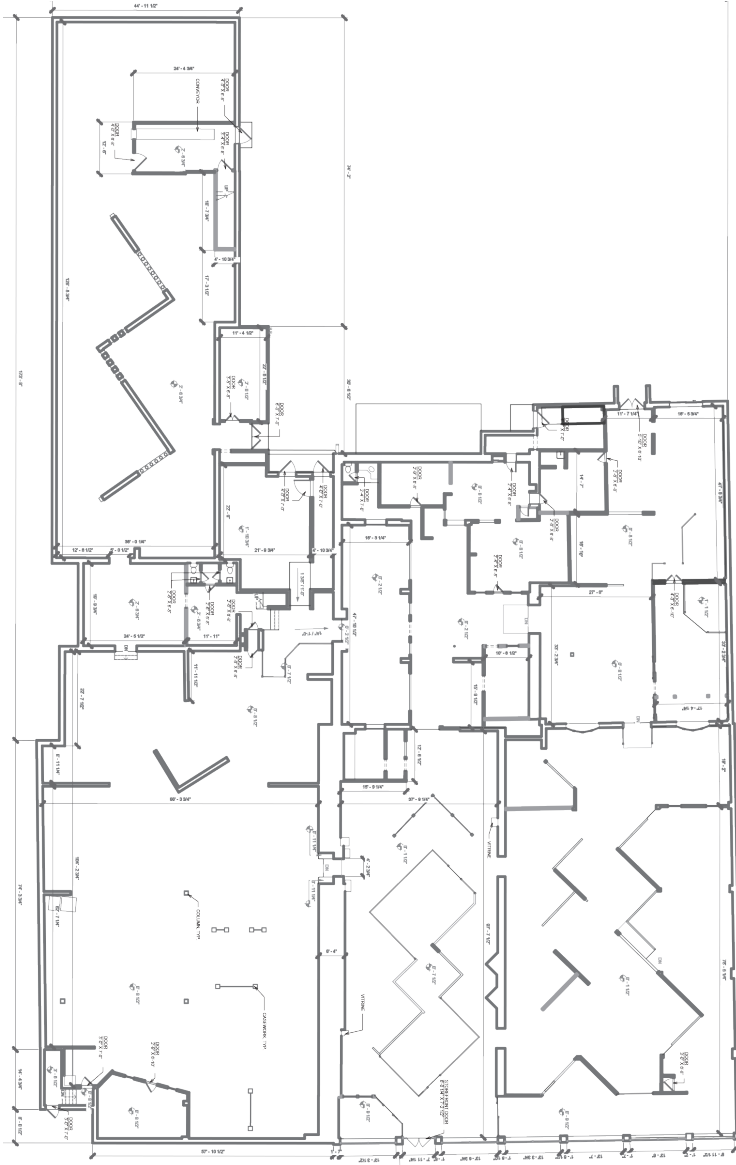
Stories 1

Est. Rent \$20 - 24/nnn (Retail)

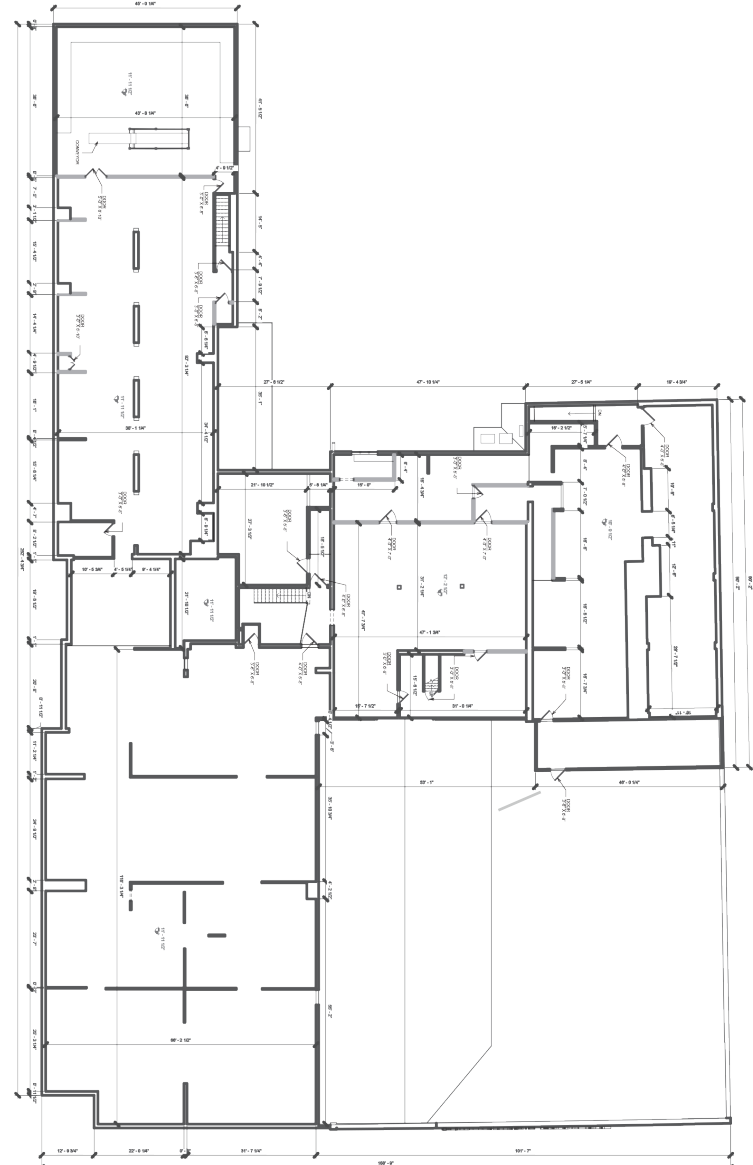
Walk Score® Very Walkable (88)



Floor Plans



A101 Level 1



A102 Level 2

Location Overview

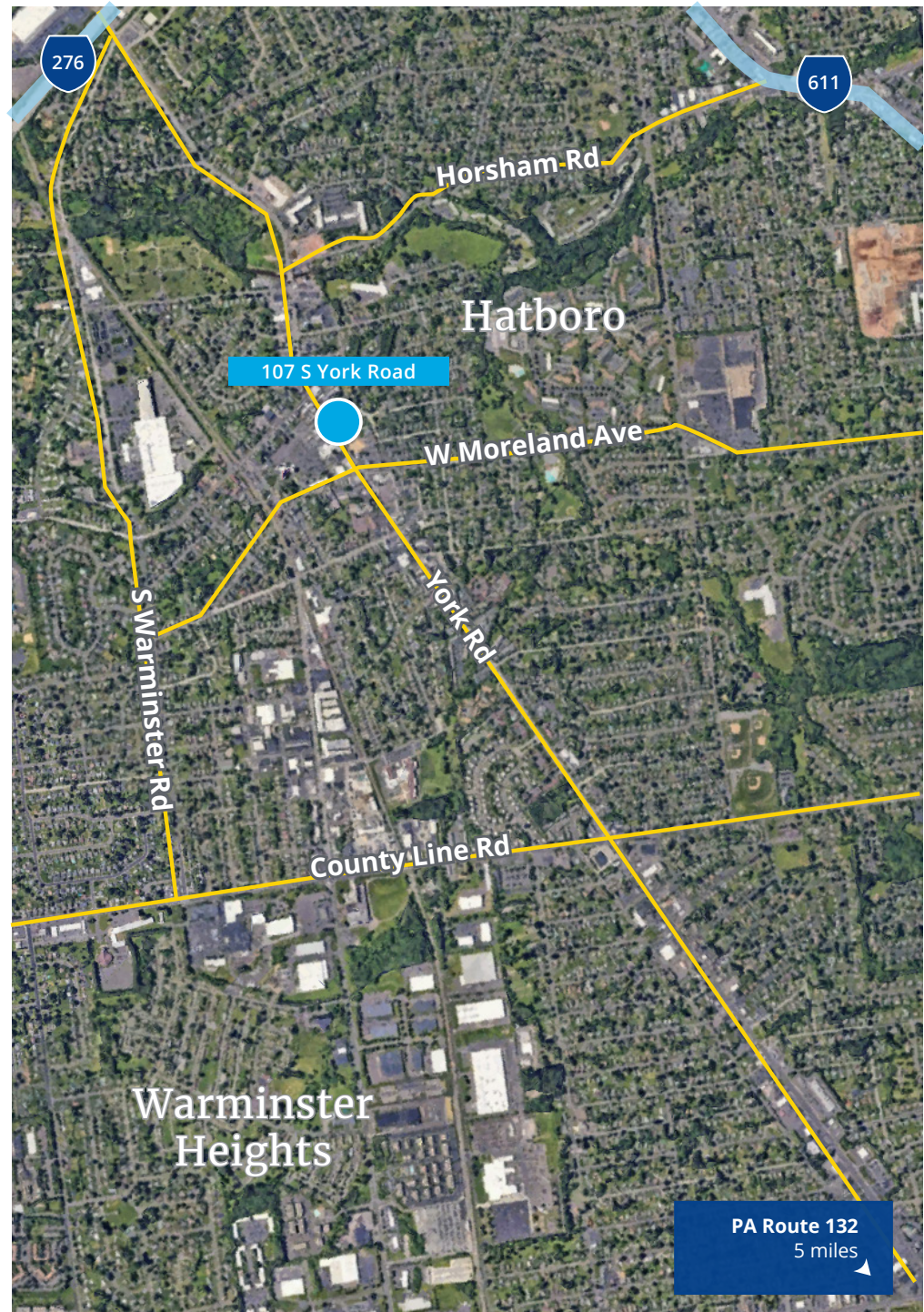
Situated along York Road in Hatboro, the site offers a large retail footprint in addition to two avenues of investment and/or redevelopment for buyers.

Retail + Residential

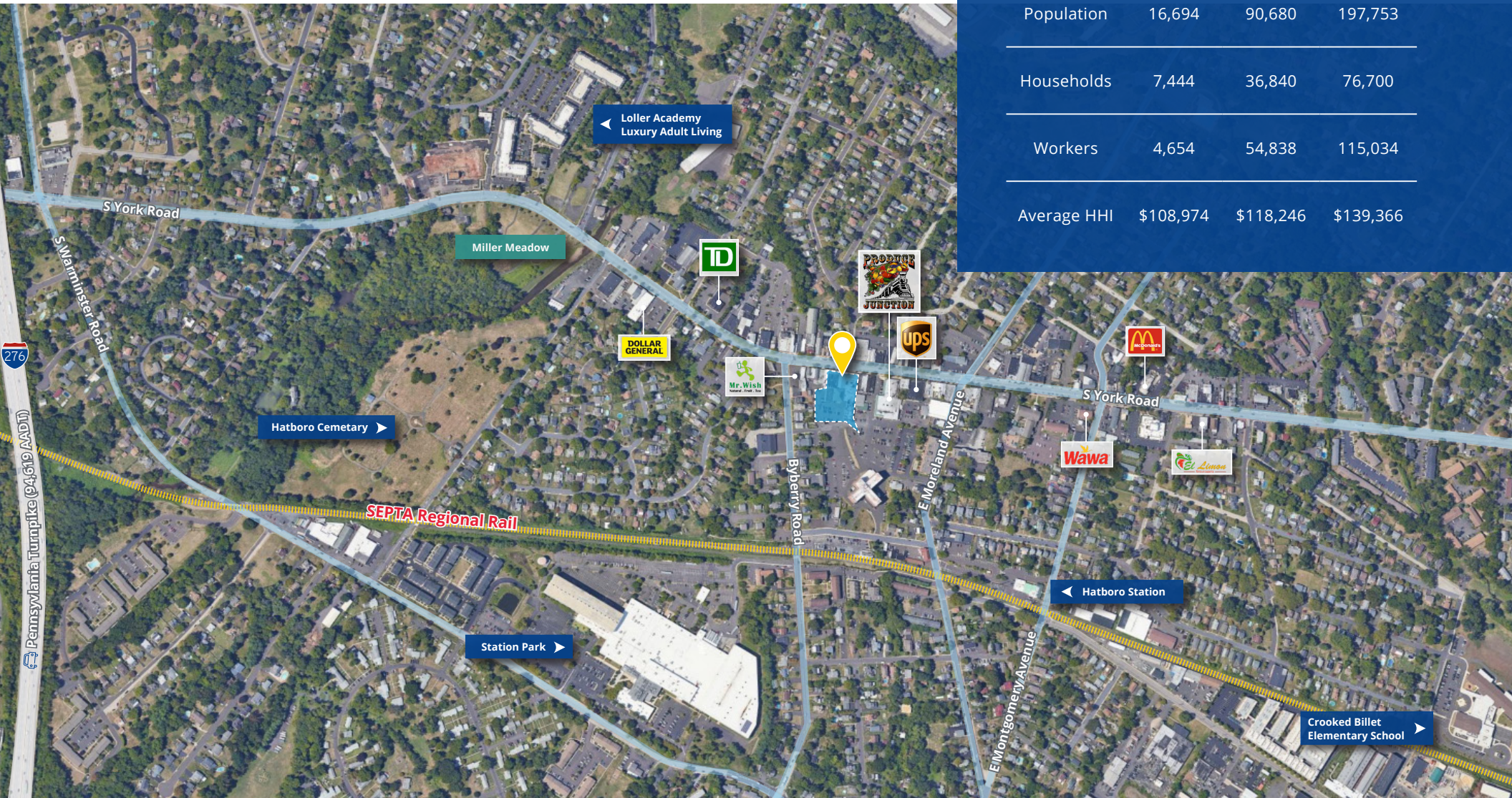
Zoning supports future redevelopment of the 1.47-acre lot into a five-story retail and residential mixed-use structure over a parking podium. Preliminary studies indicate the site can support 80-90 residential units, first floor commercial space, and 83 parking spaces.

Multi-tenant Redevelopment

Alternatively, the existing 52,000 SF building and its 80+ dedicated parking spaces can be subdivided to support 3-4 separate retail spaces with unmatched visibility and excellent frontage along York Road.

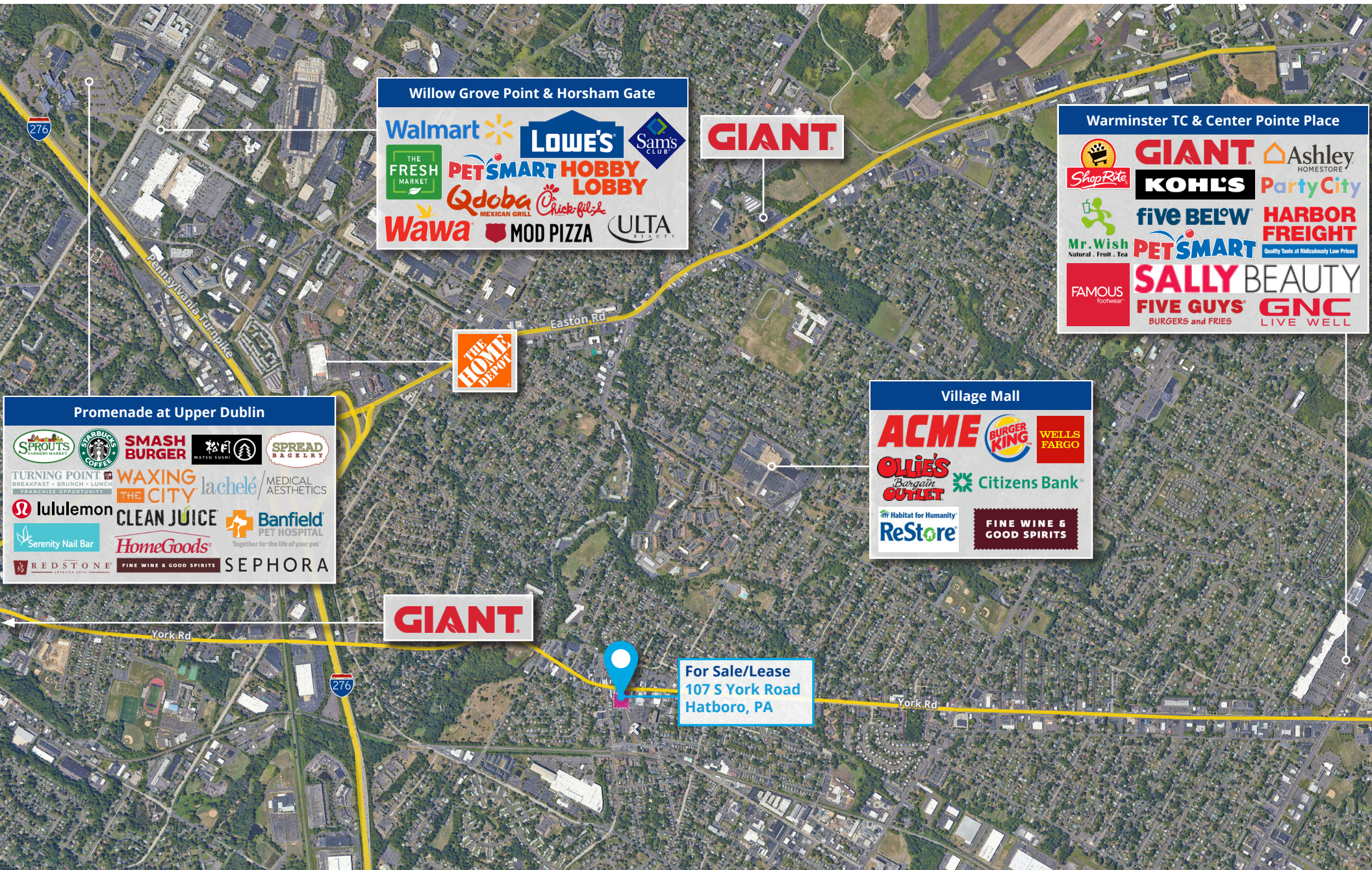


Aerial Overview



	1 mile	3 miles	5 miles
Population	16,694	90,680	197,753
Households	7,444	36,840	76,700
Workers	4,654	54,838	115,034
Average HHI	\$108,974	\$118,246	\$139,366

Local Retailers



Willow Grove Point & Horsham Gate

Walmart, Lowe's, Sam's Club, The Fresh Market, PetSmart, Hobby Lobby, Qdoba, Chick-fil-A, Wawa, MOD PIZZA, ULTA

GIANT

Warminster TC & Center Pointe Place

ShopRite, GIANT, Ashley Homestore, Kohl's, Party City, Mr. Wish, five BELOW, Harbor Freight, PETSMART, SALLY BEAUTY, FAMOUS footwear, FIVE GUYS, GNC

THE HOME DEPOT

Village Mall

ACME, Burger King, Wells Fargo, Ollie's Bargain Outlet, Citizens Bank, ReStore, FINE WINE & GOOD SPIRITS

Promenade at Upper Dublin

SPROUTS, Starbucks, SMASH BURGER, MATSU SUSHI, SPREAD BAGELRY, WAXING THE CITY, lachelé MEDICAL AESTHETICS, lululemon, CLEAN JUICE, Banfield PET HOSPITAL, Serenity Nail Bar, HomeGoods, REDSTONE, FINE WINE & GOOD SPIRITS, SEPHORA

GIANT

For Sale/Lease
107 S York Road
Hatboro, PA



107 S York Road, Hatboro PA

Todd Sussman

Senior Managing Director
+1 215 928 7575
todd.sussman@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Philadelphia Tri-State Region.