

**NEW  
OWNERSHIP**



## 828 NEWTOWN-YARDLEY ROAD | NEWTOWN, PA

**7,272+/- SF OFFICE SPACE  
WITH POTENTIAL EXPANSION TO 22,700+/- SF  
AVAILABLE FOR LEASE**

### PROPERTY DETAILS

- Immediate availability of 7,272+/- SF
- Well-maintained multi-tenant office/medical property
- Excellent visibility on Newtown-Yardley Road
- Zoned for medical use also
- Private entrance with building signage potential
- Largest block of medical space available in local market
- Fitness Center on site
- Abundant free parking
- Situated within the Newtown Business Commons
- All tenant amenities are nearby (day care, restaurants, hotel, fitness, post office, etc).
- Experienced new ownership in place who self manages the entire property
- Lot 2 is a 6.2+/- acre site for development of potentially various uses due to its LI District zoning.

### LOCATION

- Minutes to the Trenton-Mercer Airport
- Strong demographics in a proven location
- One mile from the Route 295 (used to be Route 95) entrance at Newtown-Yardley
- Nearby Borough of Newtown with all of its charm and amenities

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The  
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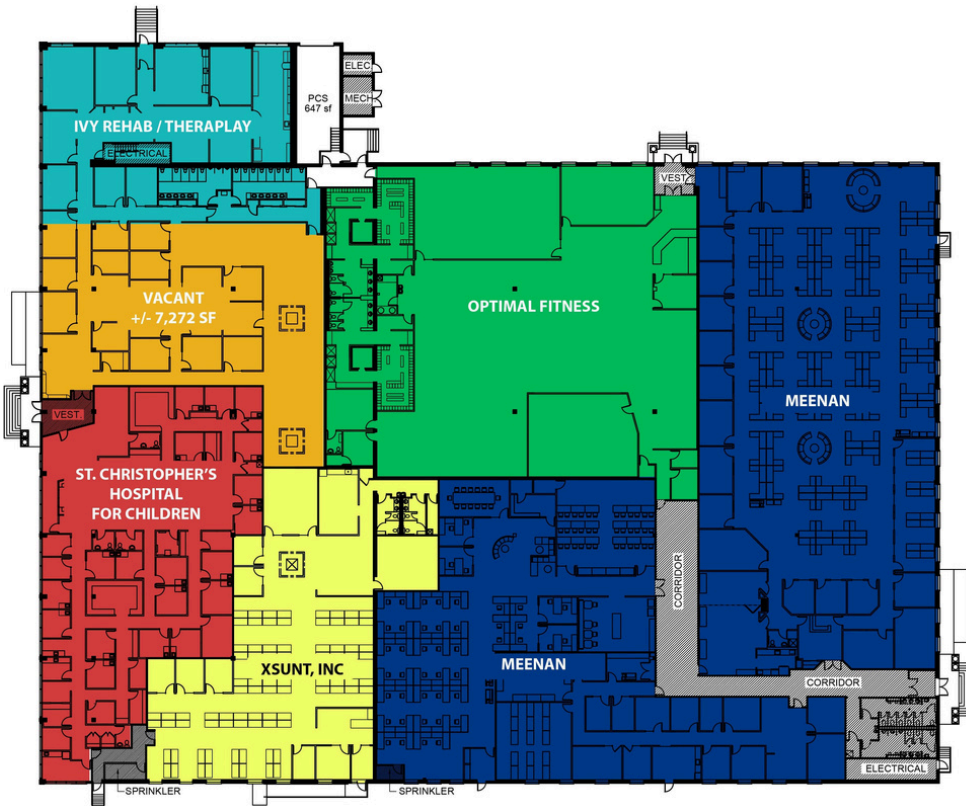
**THE FLYNN COMPANY**

SALES & LEASING | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE  
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## LOCATION



## FLOOR PLAN & PROPERTY PHOTOS



FOR MORE INFORMATION

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