

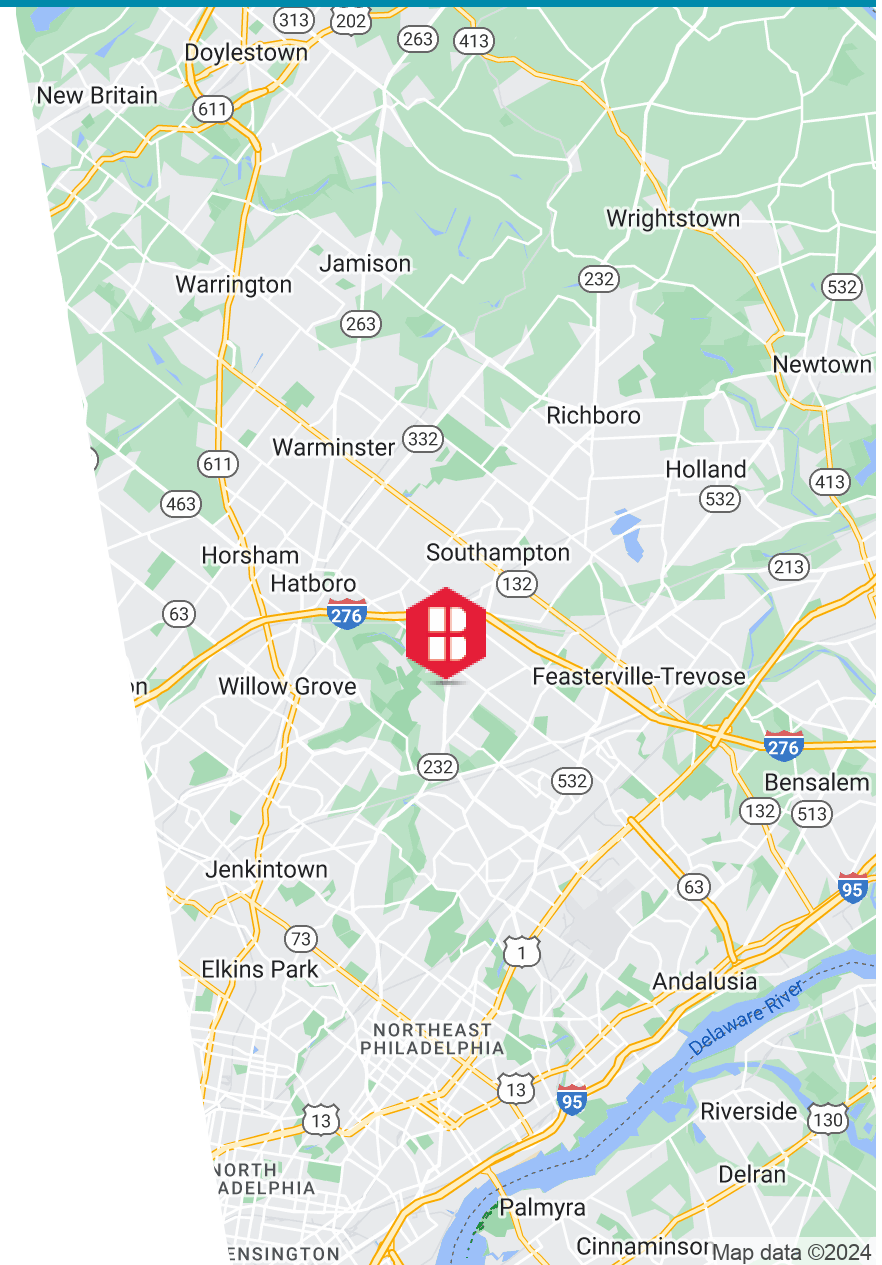
3262 HUNTINGDON PIKE
HUNTINGDON VALLEY, PA

AVAILABLE FOR SALE
MIXED-USE DEVELOPMENT OPPORTUNITY

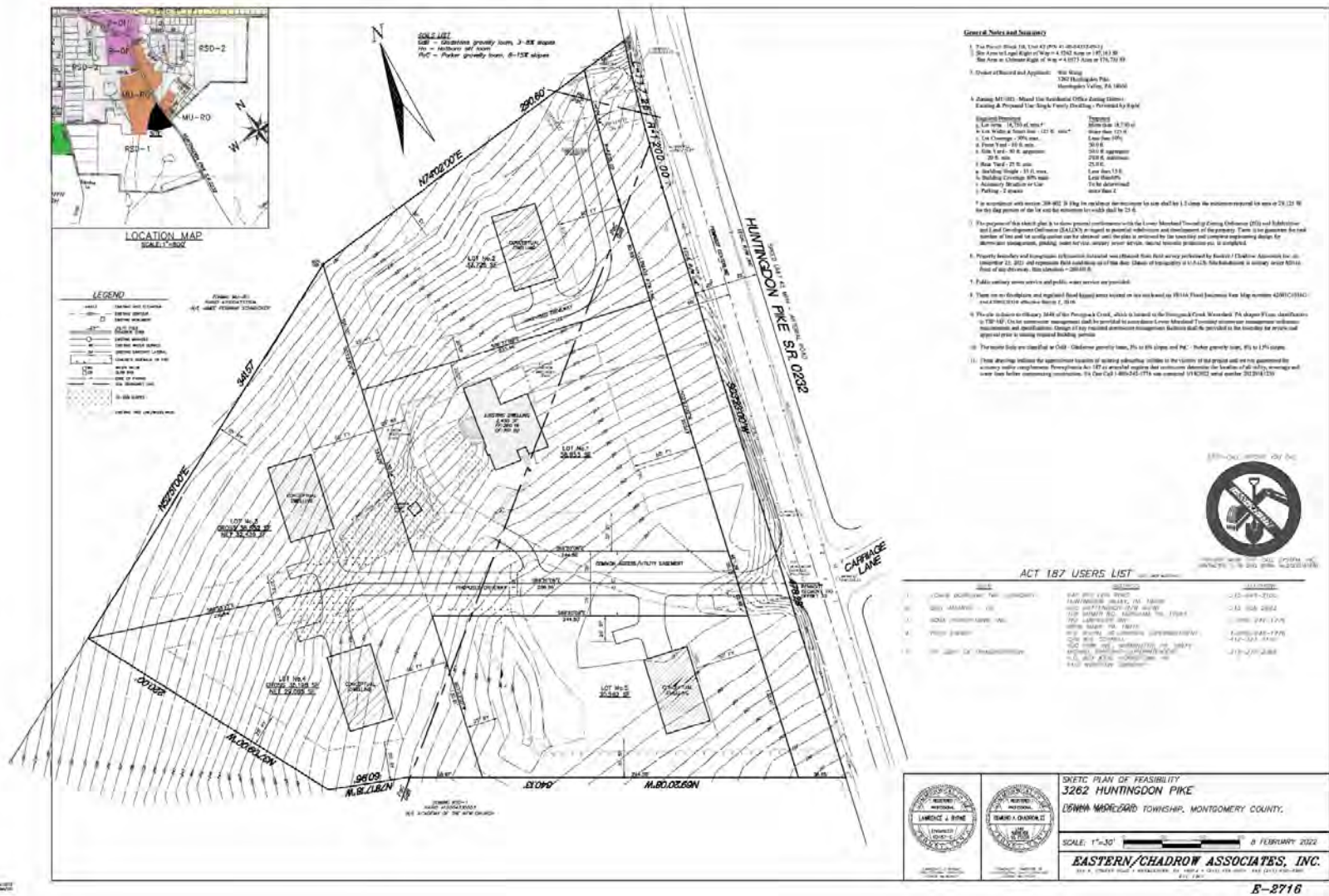
2,455 SF
4.52 Acres

PROPERTY HIGHLIGHTS

- 2,455 SF on 4.52 Acres
- Zoned MU-RO
- Estimated Taxes \$18,125
- Plans for Six (6) Single Dwelling Structures
- Huntingdon Valley is a village, as well as a suburban mailing address located in Lower Moreland Township, Upper Moreland Township and Abington Township all in Montgomery County, and in small sections of Upper Southampton Township and Lower Southampton Township in Bucks County, Pennsylvania, United States, bordering the Fox Chase, Bustleton, and Somerton sections of Philadelphia.



PROPOSED SITE PLAN



DEMOGRAPHICS MAP & REPORT

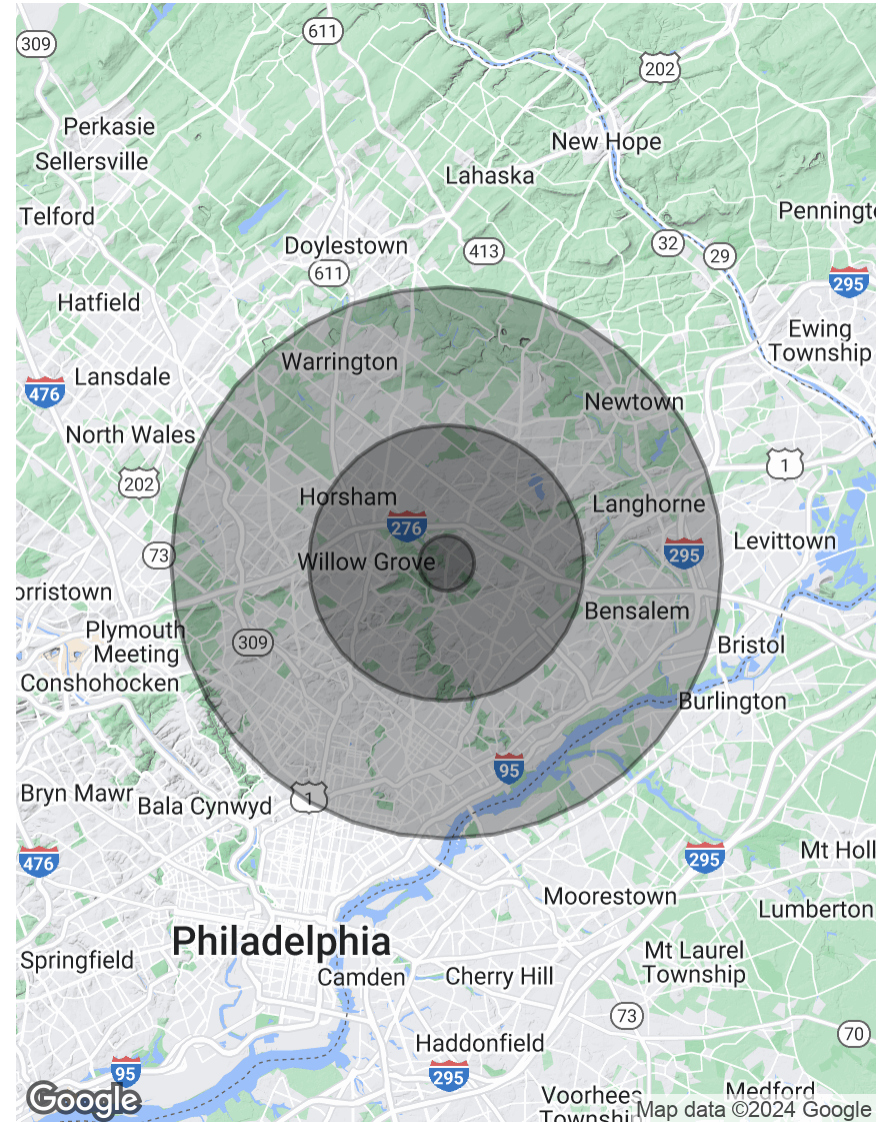
POPULATION

	1 MILE	5 MILES	10 MIL
Total Population	4,089	254,712	1,27
Average Age	45.6	43.9	
Average Age (Male)	46.8	42.2	
Average Age (Female)	44.0	44.9	

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MIL

	1 MILE	5 MILES	10 MIL
Total Households	1,366	103,422	50
# of Persons per HH	3.0	2.5	
Average HH Income	\$152,779	\$94,885	\$8
Average House Value	\$462,504	\$296,938	\$2

* Demographic data derived from 2020 ACS - US Census



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