

AVAILABLE FOR LEASE

600 CRESSON BOULEVARD, OAKS, PA 19456



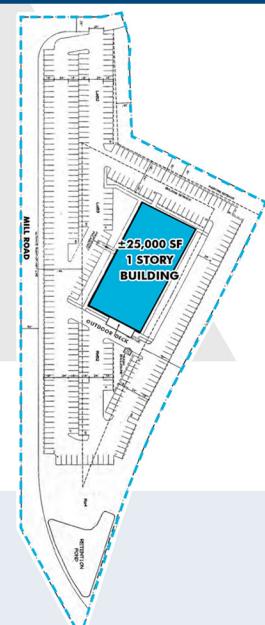
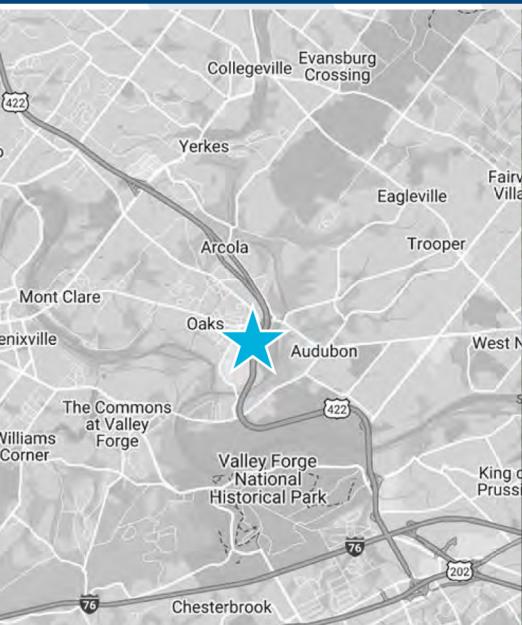
**25,000 SQFT
1 STORY BUILDING
(FORMER OFF TRACK BETTING)**

200+ PARKING SPACES

EXCEPTIONAL HIGHLY VISIBLE FRONTAGE ALONG ROUTE 422!

IDEAL LOCATION FOR A VARIETY OF USES INCLUDING RETAIL, RESTAURANT, MEDICAL OR
CHILDCARE/SCHOOL

LOCATED ACROSS FROM TARGET, BJS WHOLESALE CLUB, LOWE'S, REGAL CINEMA, HILTON
GARDEN INN, HAMPTON INN & SUITES AND THE GREATER PHILADELPHIA EXPO CENTER



DEMOGRAPHICS BASED ON 25 MINUTE DRIVE TIME

	TOTAL POPULATION	582,218
	DAYTIME POPULATION	641,120
	MEDIAN HH INCOME	\$97,077
	AVERAGE HH INCOME	\$136,247
	BUSINESSES	26,992
	EMPLOYEES	405,182
	White Collar	77.2%
	Blue Collar	12.4%
	Services	10.4%
	Unemployment Rate	5.3%

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