

AVAILABLE FOR LEASE

600 CRESSON BOULEVARD, OAKS, PA 19456



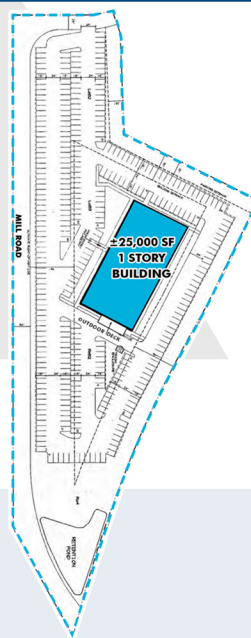
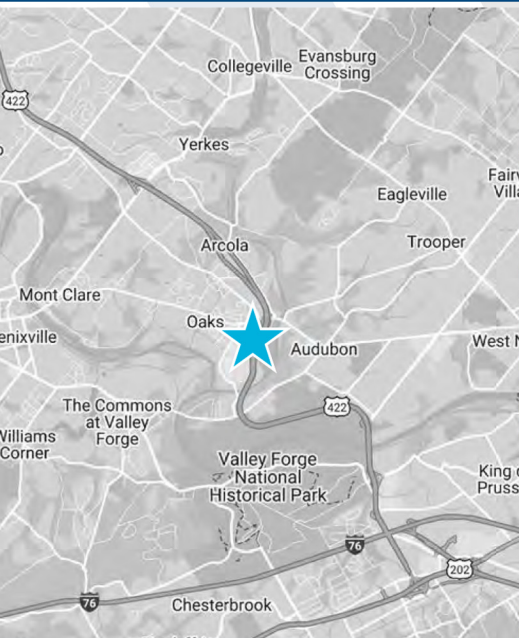
25,000 SQFT
1 STORY BUILDING
(FORMER OFF TRACK BETTING)

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

77.2%
White Collar

12.4%
Blue Collar

10.4%
Services

5.3%
Unemployment
Rate

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