

662 PENN STREET

NEWTOWN, PA 18940

PRICE  
IMPROVEMENT



EXCLUSIVELY REPRESENTED  
BY THE FLYNN COMPANY

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215-561-6565 X 191

The  
Flynn  
Company

## AVAILABLE FOR SALE

### FEATURED HIGHLIGHTS



Class A Office Building



88,746 SF +/-



Two-Story plus a finished lower level



Site 7.1 acres +/-

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

ADDITIONAL PROPERTY HIGHLIGHTS



On-Site parking for 366 cars including 54 covered spaces in the lower level of the Building



Medical office allowed by right within the LI (light industrial) zoning district



Parcel Number: 29-010-033



2024 Taxes: \$209,058



**Offering Sale Price: \$17,950,000**



Loading: Two 8' x 8' Tailgate Height Loading Doors w/ Levelers

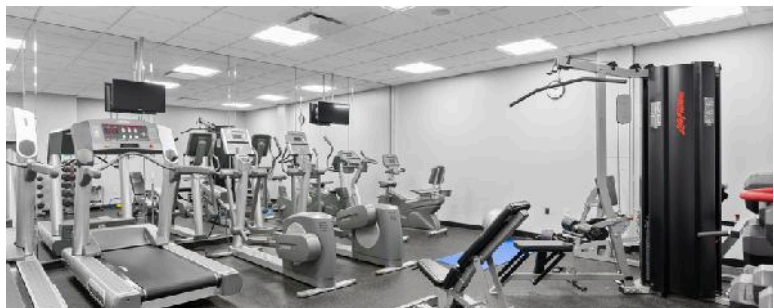
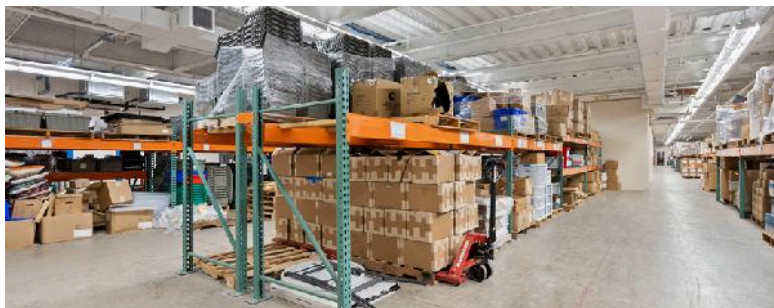
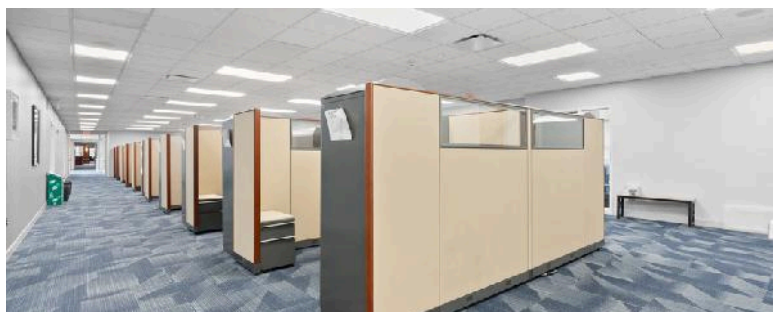
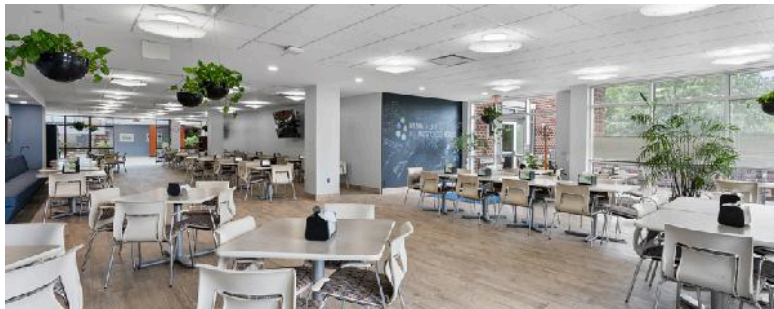


Electric: 2500 amp, 3 Phase, 4 Wire main service supplemented by 100 roof top mounted Solar Panels





## PROPERTY PHOTOS





## AREA AMENITIES



### POPULATION

2 Miles: 22,970  
5 Miles: 122,653  
10 Miles: 622,852



### HOUSEHOLDS

2 Miles: 8,811  
5 Miles: 46,380  
10 Miles: 239,624



### AVG HOUSEHOLD INCOME

2 Miles: \$159,402  
5 Miles: \$155,395  
10 Miles: \$113,430



### TRAFFIC VOLUME

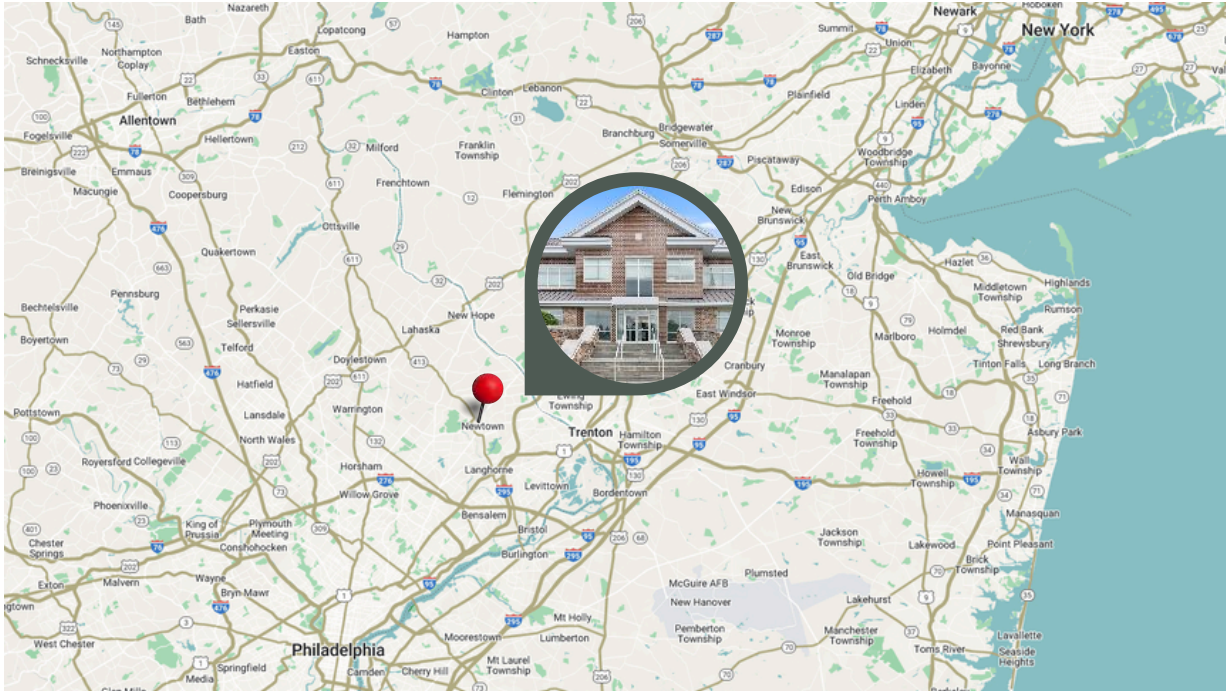
11,713 Cars Daily  
Cross Roads:  
Washington Ave & N. Elm Ave E  
(.33 Miles from property)

## NEWTOWN TOWNSHIP

### NEARBY NEIGHBORS



## LOCATION



## DISTANCE TO...

|   |            |
|---|------------|
| <b>Center City, Philadelphia</b>          | 28.3 miles |
| <b>New York, New York</b>                 | 68.6 miles |
| <b>I-295</b>                              | 2.7 miles  |
| <b>I-276</b>                              | 10.1       |
| <b>Route 1</b>                            | 4.9 miles  |
| <b>Trenton-Mercer Airport</b>             | 7.8 miles  |
| <b>Philadelphia International Airport</b> | 39.3 miles |
| <b>Newark International Airport</b>       | 57.8 miles |

FOR MORE INFORMATION PLEASE CONTACT:

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