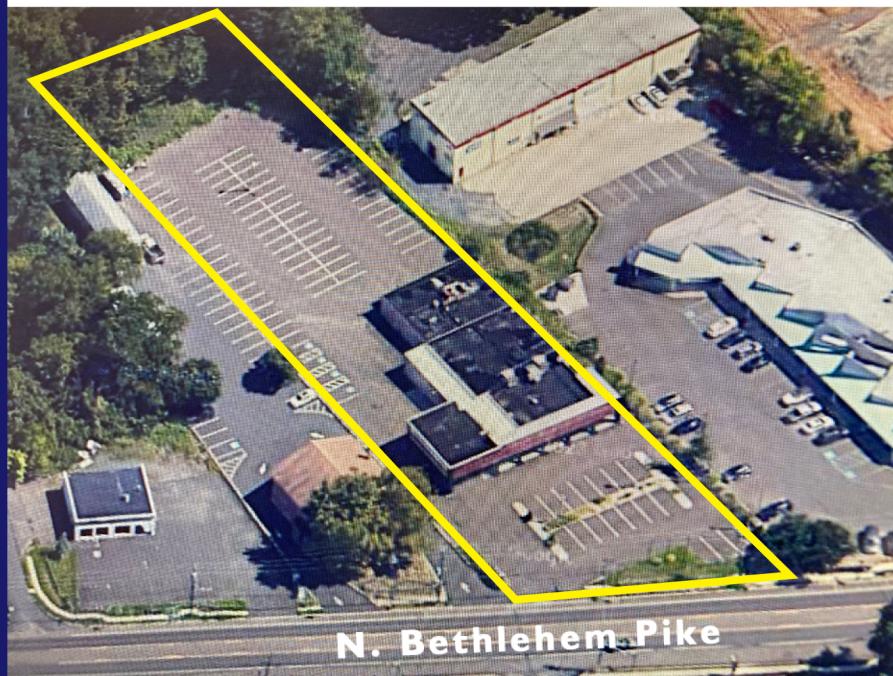


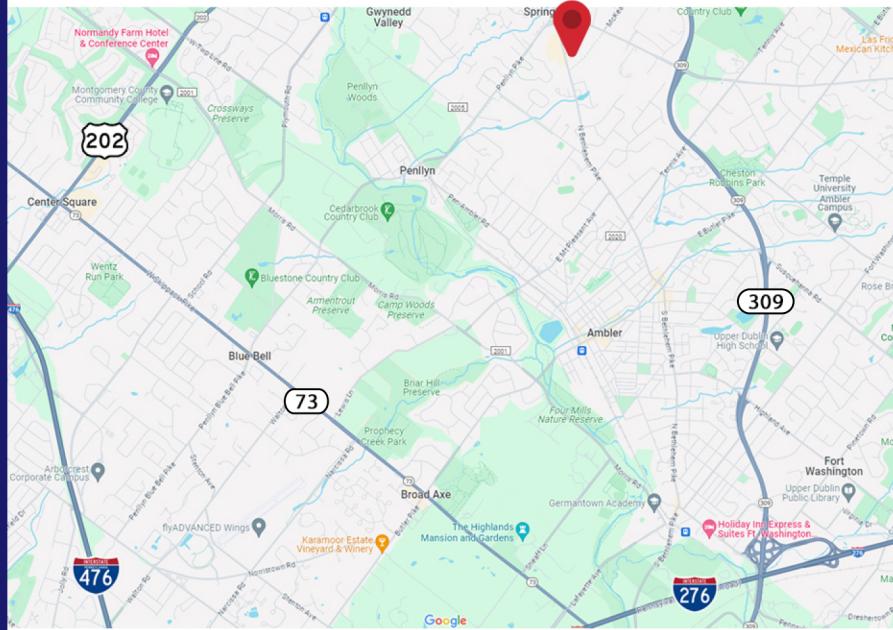
FOR LEASE OR SALE

900 N. Bethlehem Pike, Spring House, PA 19477



HIGHLIGHTS:

- **Building** (One story)
 - 8,500 +/- SF (former restaurant)
 - Concrete block & steel frame construction with stucco & marble exterior walls
 - Flat, built up roof
 - 100% sprinklered
 - 2 Small basement/storage areas
- **Lot Size:** 1.88 +/- acres (level)
- **Frontage:** 150 +/- feet
- **Utilities:** Municipal
- **Parking:** 82 spots
- **Loading:** Small dock height loading platform in rear
- **Zoning:** Lower Pike Overlay District (retail, restaurant, office, bank, financial, townhouse dwellings)
- **Traffic Counts:** 13,000+/- VPD



DEMOGRAPHICS:

- 1 mile - Population of 3,801
 - Average Household Income of \$173,939
- 3 miles - Population of 46,686
 - Average Household Income of \$158,476
- 5 miles - Population of 134,182
 - Average Household Income of \$146,960

DELLA PORTA REAL ESTATE

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