



530 W STREET RD
WARMINSTER, PA

AVAILABLE FOR LEASE
RETAIL/OFFICE SPACE

7,200 SF
0.31 AC



GET IN TOUCH

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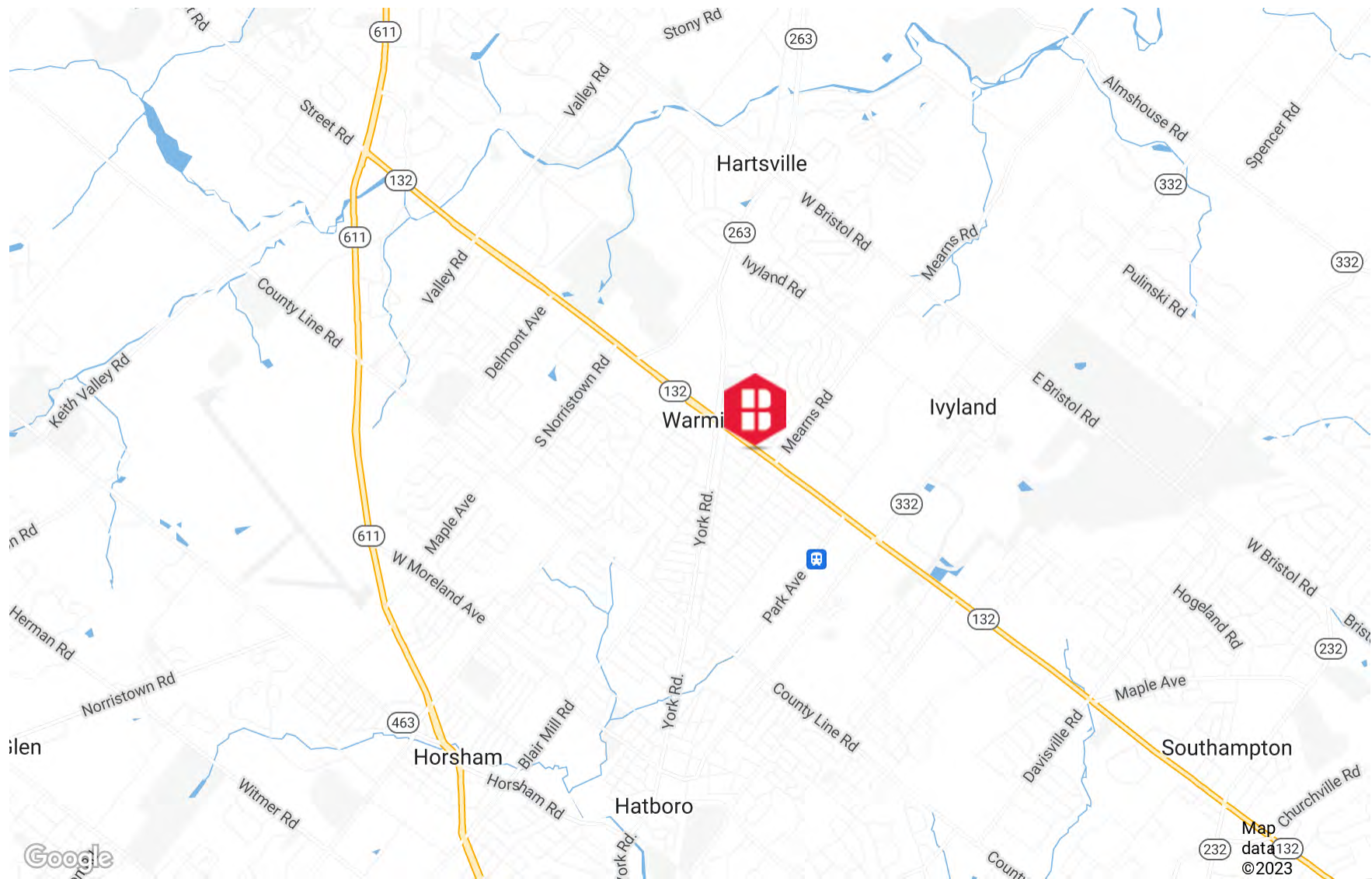


PROPERTY HIGHLIGHTS

- 7,200 SF on .31 Acres
- 10' ceiling height
- 20 surface parking spots
- Separate Entrance for 1st and 2nd floor (Front and Back of building)
- Air Conditioned
- Warminster Transit Stop (R22) is 100ft from the property.
- Approximately 50 feet of frontage on Street Road
- Strategically situated on Street Road, the property offers convenient access to the Willow Grove Interchange (Exit 343) and Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike (I-276), Street Road (Route 132) County Line Road, Easton Road (Route 611), and York Road (Route 263).



AREA MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,027	162,554	681,939
Average Age	45.4	44.5	44.0
Average Age (Male)	39.5	43.0	42.5
Average Age (Female)	46.4	45.2	45.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,916	64,835	273,421
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$83,719	\$112,912	\$112,795
Average House Value	\$295,707	\$343,298	\$339,364

* Demographic data derived from 2020 ACS - US Census

