



## 1103 Rocky Rd

1103 Rocky Rd  
West Lawn, Pennsylvania 19609

### Property Highlights

- Available June 1st
- Class A Office Building
- Two Story
- Excellent access to area amenities

### Property Overview

Modern professional office building with attractive entrance and common areas. ADA compliant common restrooms on both floors along with a passenger elevator. HVAC units on the building provides high efficient climate control and reduced operating expenses for the tenants.

Excellent office park setting with access to retail, restaurants and other professional services and access to the areas highway systems.

### Offering Summary

<b>Lease Rate:</b>	\$22.50/SF Modified Gross
<b>Building Size:</b>	14,575 SF
<b>Available SF:</b>	1,500 SF
<b>Lot Size:</b>	2.82 Acres

### Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,190	21,670	68,788
<b>Total Population</b>	7,920	53,102	173,696
<b>Average HH Income</b>	\$109,703	\$97,963	\$71,651

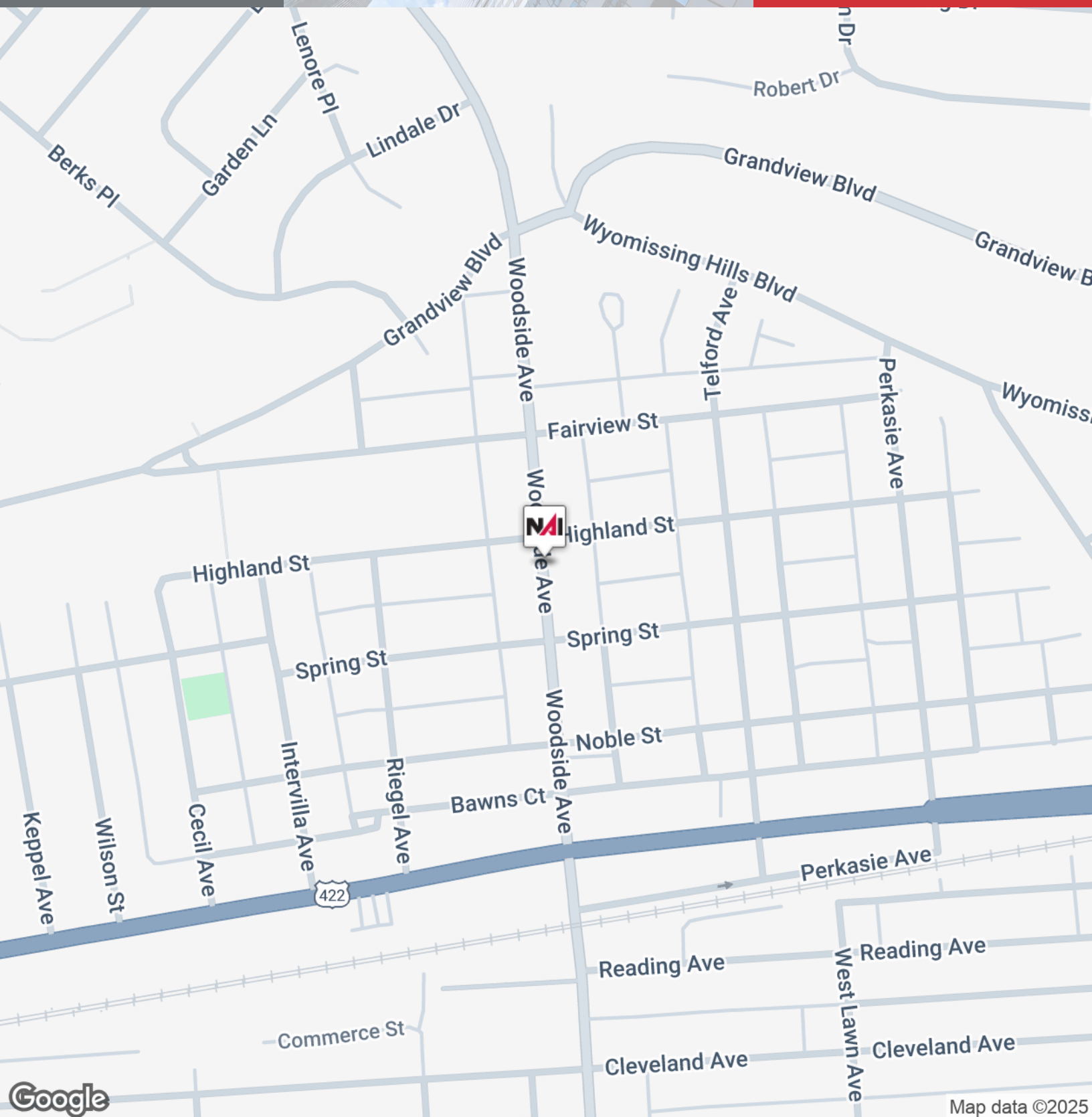
### For More Information

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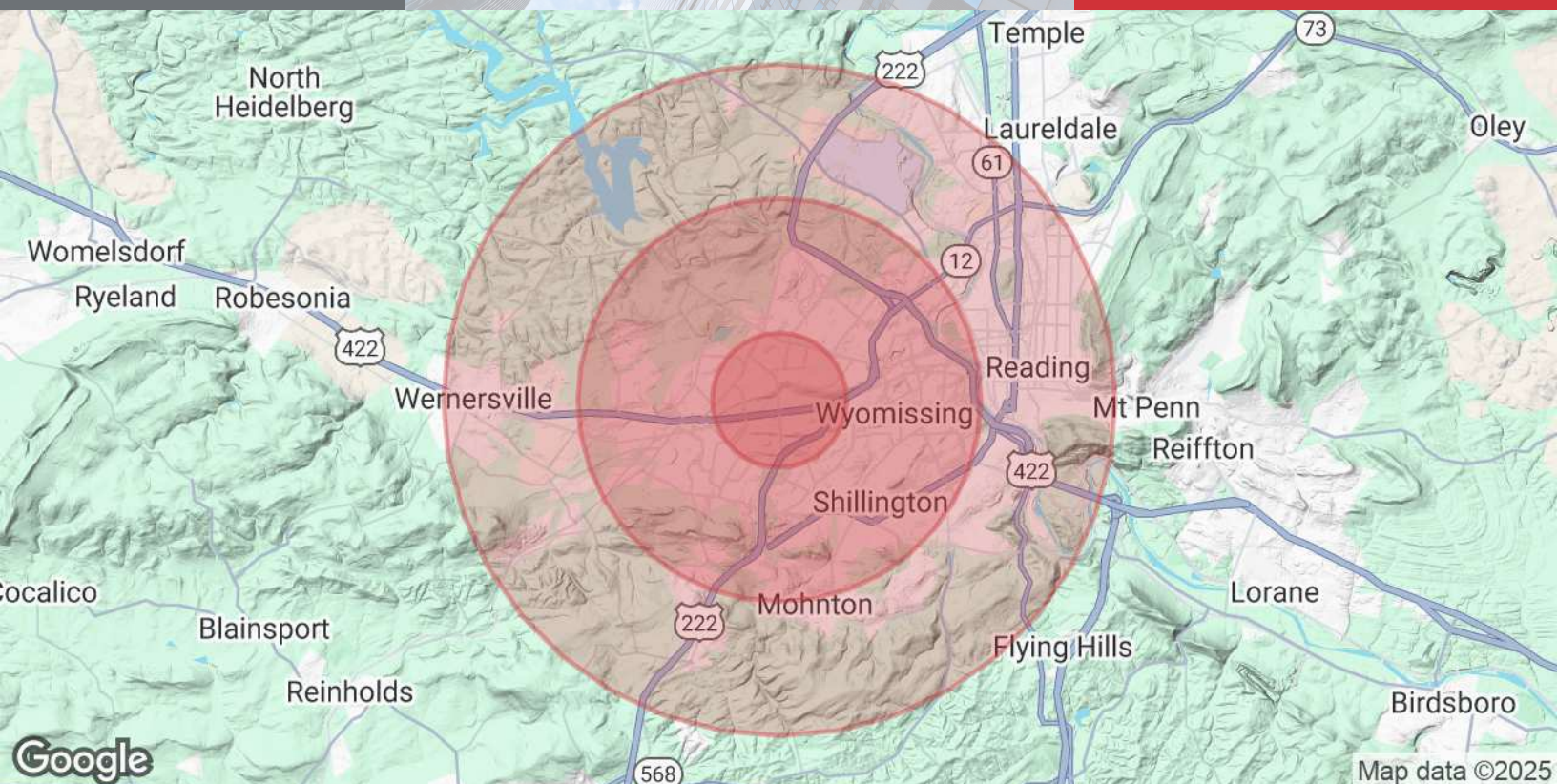
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,920	53,102	173,696
<b>Average Age</b>	45.6	42.6	37.5
<b>Average Age (Male)</b>	40.6	40.7	35.9
<b>Average Age (Female)</b>	48.1	44.6	39.8

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,190	21,670	68,788
<b># of Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$109,703	\$97,963	\$71,651
<b>Average House Value</b>	\$322,906	\$230,523	\$152,295

2020 American Community Survey (ACS)

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