

For Sale

CBRE

# Prime Redevelopment Opportunity

Downtown Hatboro, PA | 52,000 SF on 1.47 Acres



## Property Overview

- + 52,000 ft<sup>2</sup> on 1.47 acres with potential for ~80+ parking spaces
- + Prime mixed-use or residential redevelopment opportunity
- + The RC-2 Commercial District allows a flexible mix of uses, including retail establishments and the potential for residential units, creating a versatile environment suitable for both commercial and living spaces.
- + Located on the vibrant Hatboro "Main Street" with a variety of retailers

Downtown Redevelopment Opportunity  
107 S York Rd | Hatboro, PA 19040

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The RC-2 Commercial District permits a mix of uses including:



Office Space



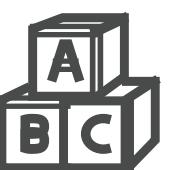
Residential Units



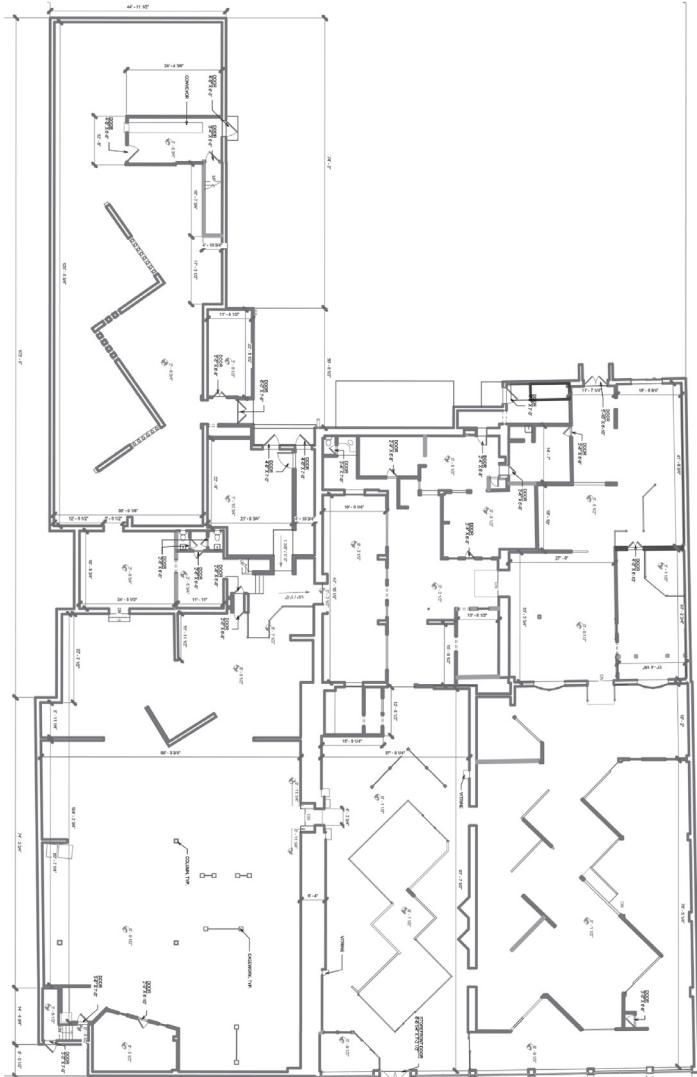
Retail Establishments



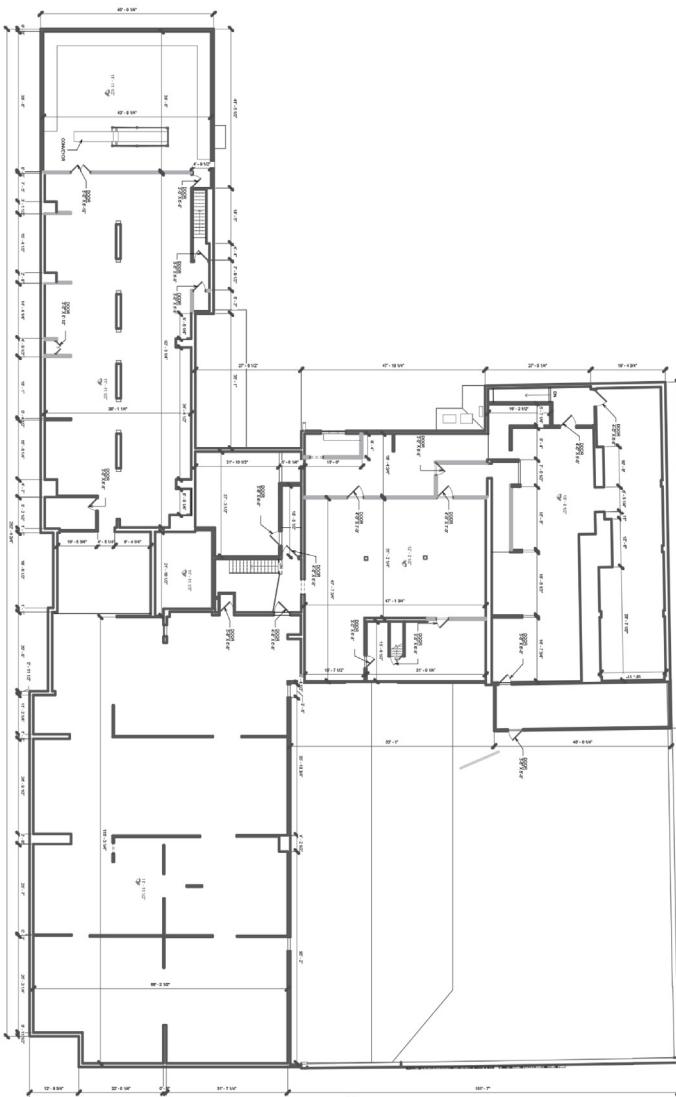
Restaurants & Cafes



Daycare Centers



First Floor



Second Floor

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# Drive Time Demographics

## 5 Minute Drive Time Demographics



Population  
**19,692**



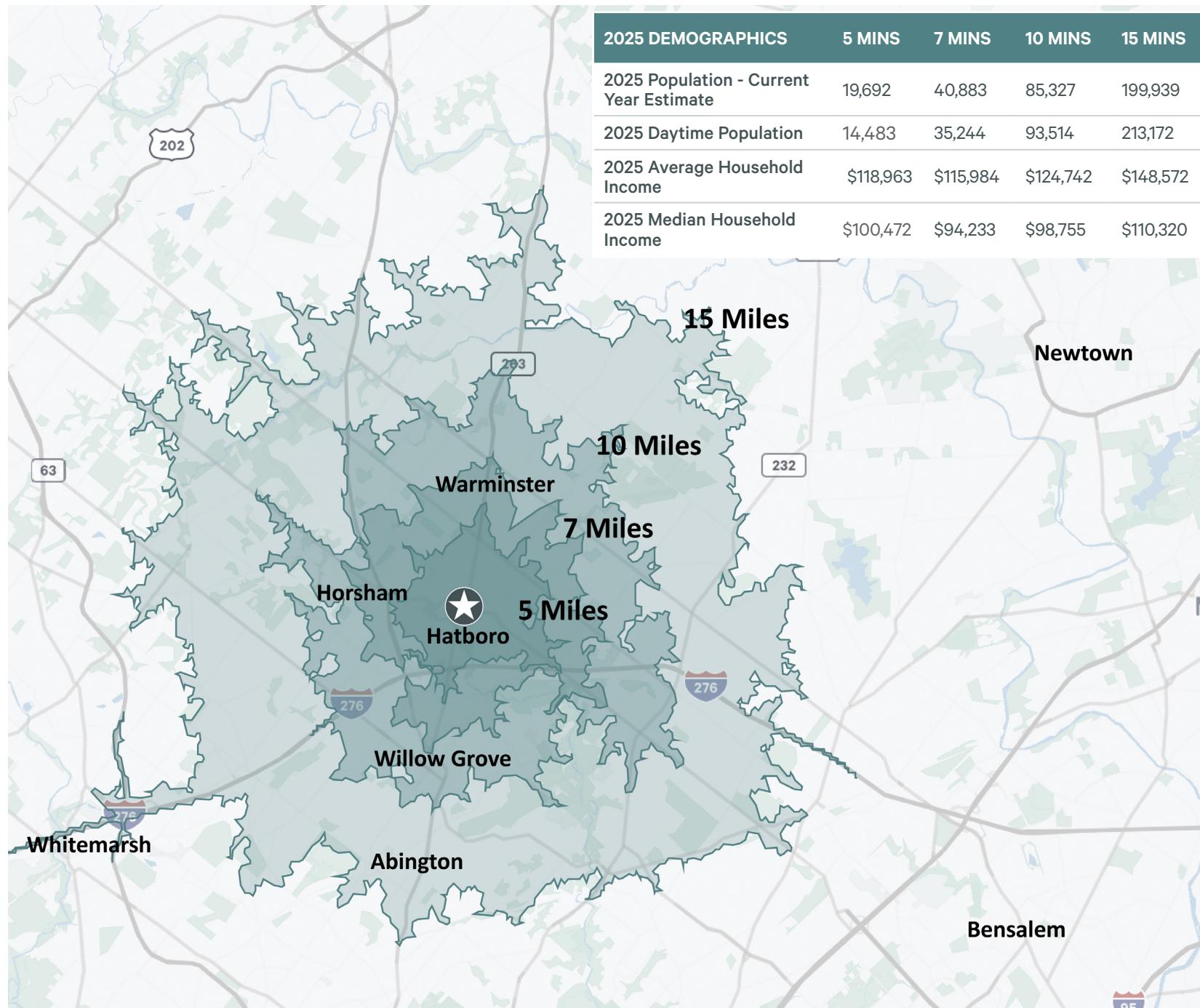
Daytime Population  
**14,483**



Average Household Income  
**\$118,963**



Median Household Income  
**\$100,472**



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# Market Aerial



## Contact Us

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