

**FOR LEASE**

# COMMERCIAL BUILDING

**PENN'S GRANT REALTY**  
Corporation

*100 Progress Drive  
Doylestown, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation  
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**PROPERTY SPECIFICATIONS**

Building Size: ..... 5,662± SF (on two levels)  
 Building current layout 1st floor - 9 private offices, open work area, reception, break-room, conference room, copier room, two restrooms  
 Lower Level - Open work area, conference room, two restrooms  
 Bathrooms: ..... Four (4) ADA compliant restrooms  
 Drive-Through Lanes: ..... Two (2)  
 Parking: ..... 21 Spots  
 HVAC: ..... Electric heat/hot water  
 Water: ..... Public  
 Sewer: ..... Public  
 Municipality: ..... Doylestown Township  
 Zoning: ..... C4 - Office & Medical Professional District  
 Lease Price: ..... TBD, plus, utilities & operating expenses



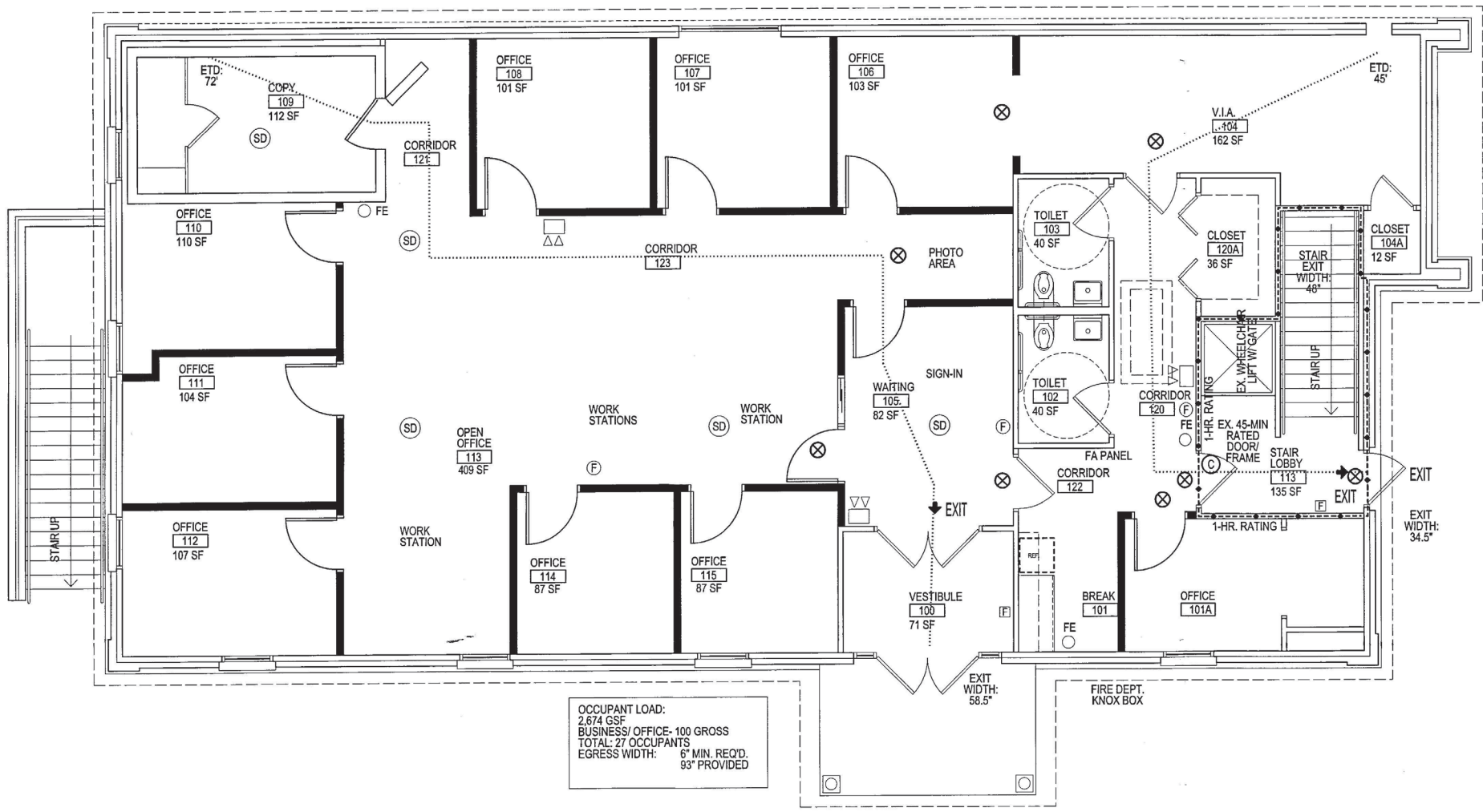
**PROPERTY PERMITTED USES**

- Financial Establishment
  - Office
  - Medical Office
  - Veterinary Office
  - Banquet Facility
  - Day Care Services
- Private Organization/Community Center
  - Recreation Facility
  - Commercial School

**PROPERTY HIGHLIGHTS**

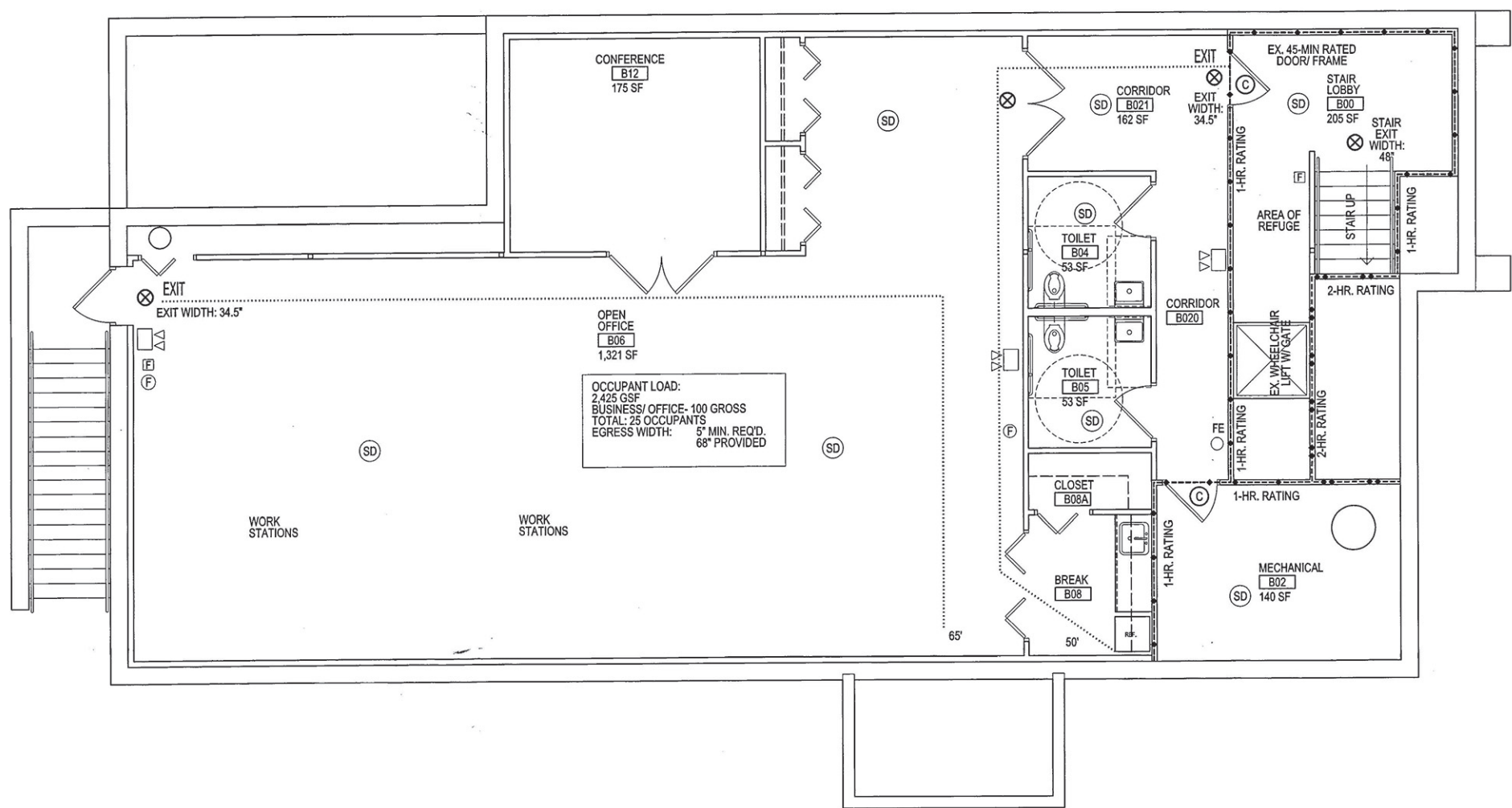
- **Superior High Visibility Location with Prominent Signage**
- **Fully Signalized intersection**
- **Frontage on West State Street (Route 202), Progress Drive, & Memorial Drive**
- **Excellent Demographics**
- **Easy Access to Route 611 By-pass and Route 202 Parkway**





OCCUPANT LOAD:  
 2,674 GSF  
 BUSINESS/ OFFICE- 100 GROSS  
 TOTAL: 27 OCCUPANTS  
 EGRESS WIDTH: 6" MIN. REQ'D.  
 93" PROVIDED

First Floor - 2,831 ± SF



Lower Level - 2,831± SF



## DEMOGRAPHIC SUMMARY

100 Progress Dr, Doylestown, Pennsylvania, 18901  
Ring of 5 miles

### KEY FACTS

98,480

Population



35,408

Households

43.2

Median Age

\$105,995

Median Disposable Income

### EDUCATION

3%

No High School Diploma



18%

High School Graduate



21%

Some College



57%

Bachelor's/Grad/Prof Degree

### INCOME



\$131,208

Median Household Income



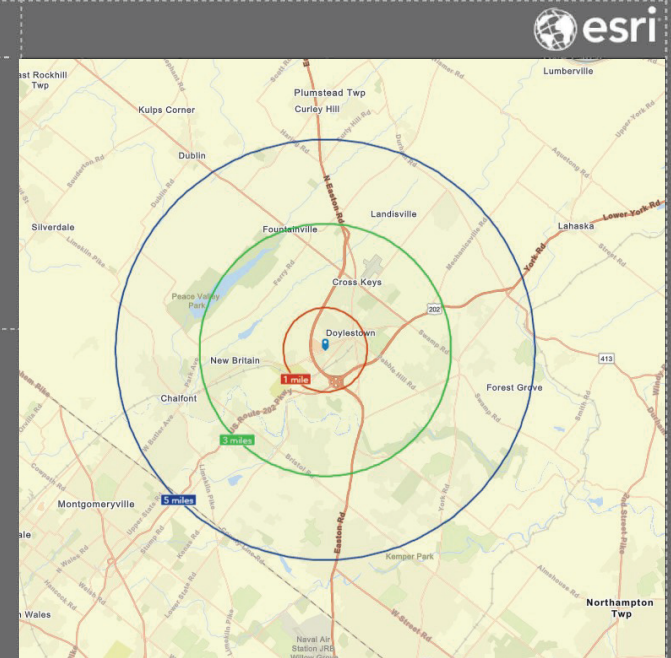
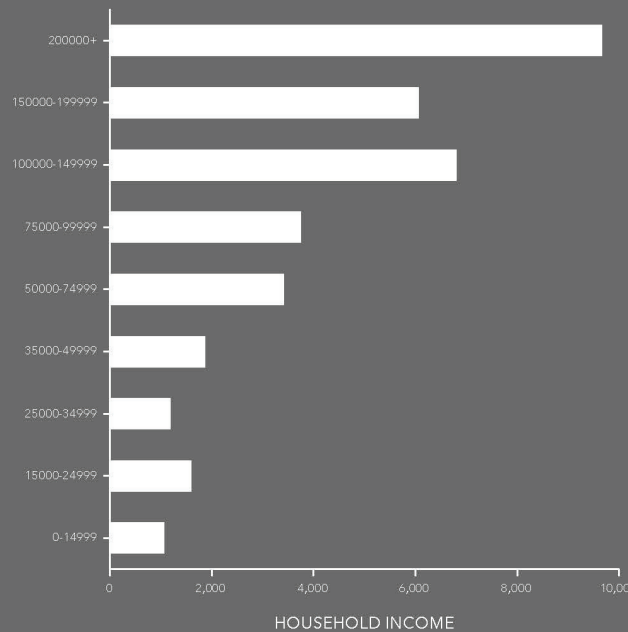
\$62,777

Per Capita Income



\$649,141

Median Net Worth



### EMPLOYMENT



80%

White Collar



12%

Blue Collar



10%

Services

2.9%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

