

FOR LEASE

COMMERCIAL SPACE

PENN'S GRANT REALTY
Corporation

272 Titus Avenue
Warrington, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Matthew Eisenschmid — Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x5 • Matthew@pgrealty.com • www.pgrealty.com

PROPERTY SPECIFICATIONS

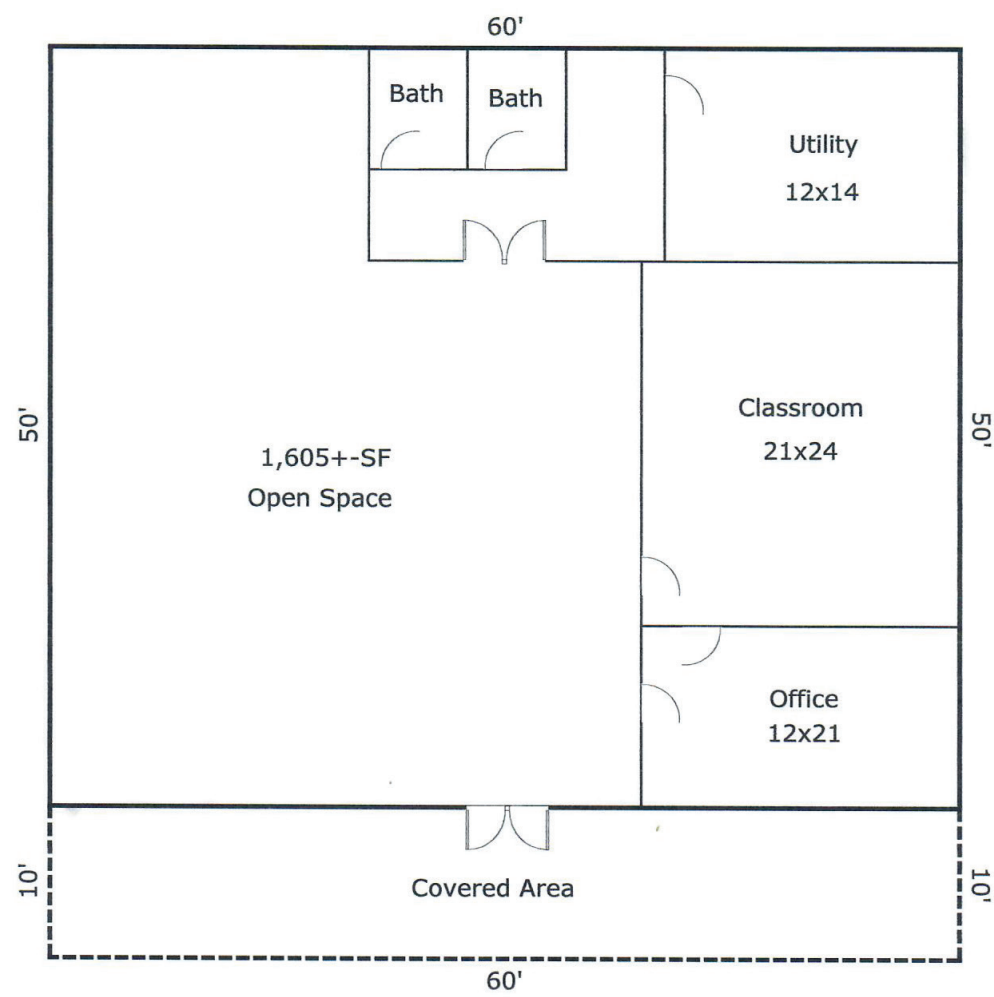
Space Available: 3,000± SF all on one level
 Covered Porch: 600± SF
 Ceiling Height: 11'
 HVAC: Oil heat and air conditioning
 Water: Public
 Sewer: Public
 Gas: Public
 Municipality: Warrington Township
 Zoning: BZ - Business Zone
 Leasing Price: \$16.50, plus utilities and interior cleaning

PROPERTY HIGHLIGHT

- Large Open Work Area, Private Offices and Excellent Natural Light
- Large Covered Porch
- Ample Parking
- Prominent Monument Signage
- Close Proximity to Retail and Restaurants
- Public Transportation Close to Building
- Immediate Access to Route 611 & County Line Road
 - Daily Traffic Counts Route 611 — 31,346
 - Daily Traffic Counts County Line Rd — 19,100
- 4 Miles to Pennsylvania Turnpike Interchange High Traffic & Central Location







Floor Plan - 3,000± SF



Zoning - Business Zone - BZ

Permitted Uses

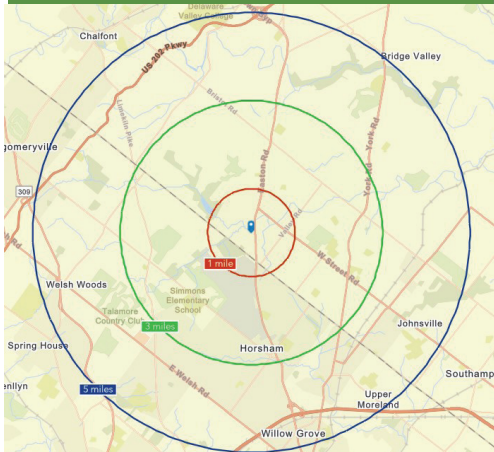
- Library / Museum
- Professional or Business Office
- Municipal
- Veterinary
- Medical
- Financial
- Restaurant
- Restaurant Fast Food
- Retail / Store
- Microbrewery
- Micowinery
- Microdistillery
- Brewpub
- Night Club
- Pet Day-Care and Salon
- Smoking Lounge
- Garden Center
- Day-Care Center
- Personal Service Business
- Indoor Entertainment
- Athletic Recreational Facility
- Medical Service Lab
- Commercial School

Conditional Uses

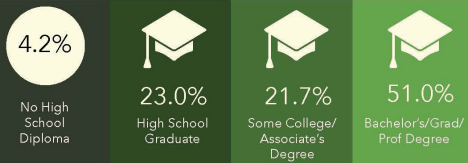
- Place of Worship
- Recreation Facility/Community Center
- Automotive Repair Accessory

DEMOGRAPHIC PROFILE

272 Titus Ave, Warrington, Pennsylvania, 18976
Ring of 5 miles



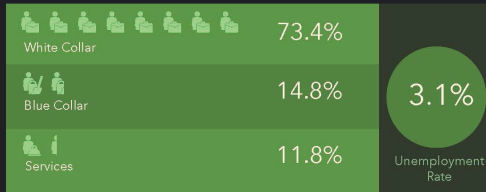
EDUCATION



INCOME



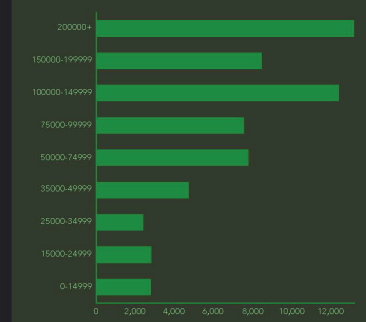
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2023, 2028).
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