



611

VEHICLES PER  
DAY: 29,306

**PROPOSED 10,000 SF BUILD-TO-SUIT DAY CARE CENTER**

1198 Easton Road  
Warrington, PA 18976

# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- Proposed 10,000 SF Build-to-Suit Day Care Center
- 1.92 Acre Lot
- Forty-Nine (49) parking spaces
- 8,386 SF Playground Area
- 284' of Frontage along Route 611
- Parcel 50-022-002
- Zoned- BZ – Business Zone (Warrington Township)
- This property is very well-located on the corner of a signalized intersection along Route 611 (Easton Road) in Warrington Township, Bucks County, providing quick access to Route 202 & I-276. This is one of the last remaining development opportunities along this stretch of Route 611.



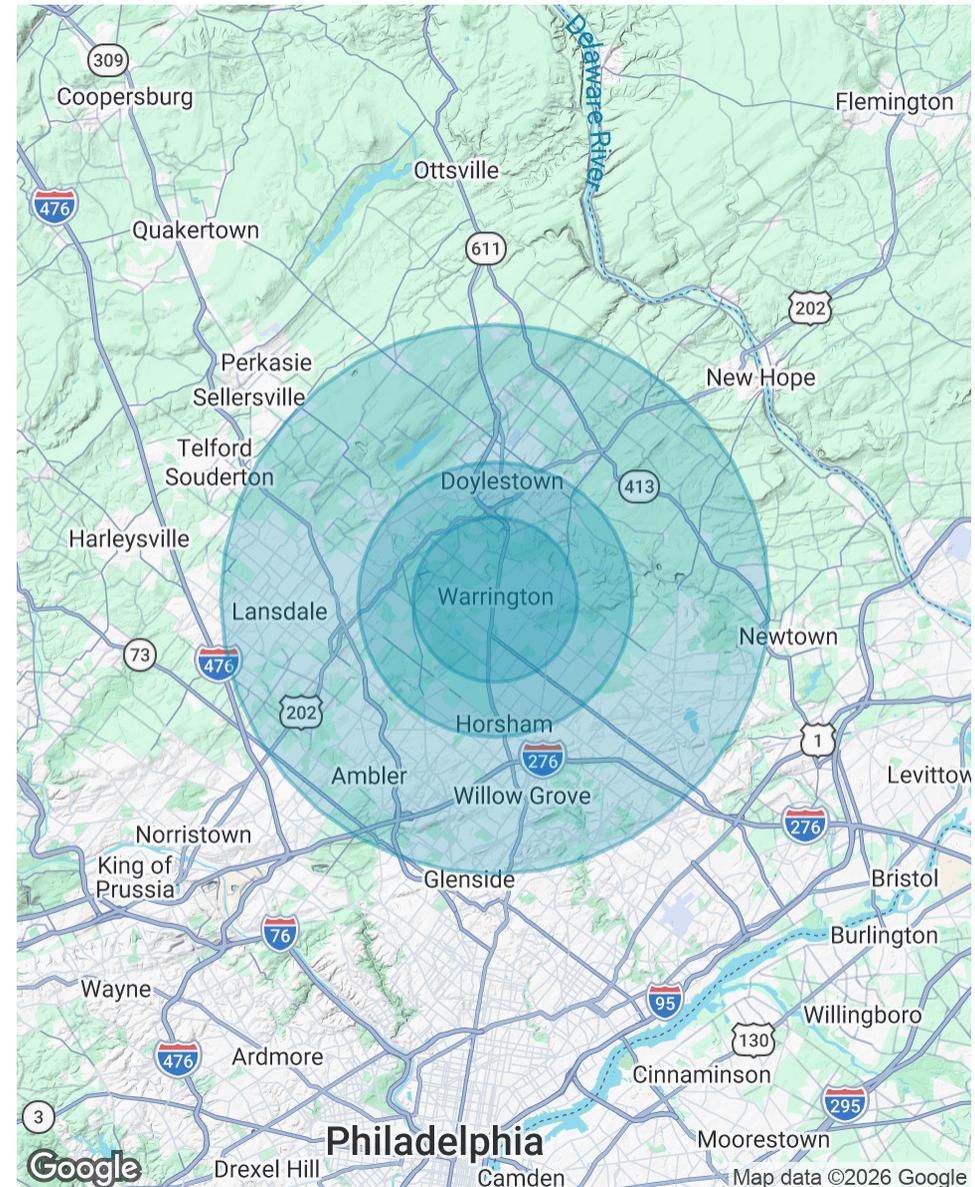


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	48,530	146,866	524,697
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,044	55,458	197,901
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$168,819	\$162,184	\$157,657
Average House Value	\$562,542	\$544,870	\$525,607

Demographics data derived from AlphaMap





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