

METROPOLITAN PLAZA

1243 EASTON ROAD, WARRINGTON, BUCKS COUNTY, PA



FOR SALE

OWNER-USER INVESTMENT PROPERTY

High Visibility On Route 611 - 19,772± SF Building & Pad Site

PRESENTED BY:
PENN'S GRANT REALTY
Corporation

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1243 Easton Road, Warrington, Bucks County, PA



EXECUTIVE SUMMARY

Penn's Grant Realty Corporation is pleased to offer for sale the opportunity to acquire 1243 Easton Road, Warrington, PA (the "Property"), a 19,772± square foot professional office building with an additional pad site available for future development. Centrally located in Bucks County along PA Route 611, one of the County's most heavily trafficked commercial corridors, the Property offers convenient access to major regional transportation routes, retail, restaurants, and other amenities. The Property benefits from two points of access, including a signalized intersection, and is situated within an established and affluent suburban market.

The building is currently leased to multiple professional tenants and includes 7,206± square feet available for immediate occupancy, providing an owner-user with the opportunity to occupy a portion of the building while benefiting from in-place rental income. The Property also includes 9,706± square feet of secure lower-level storage space that can support the needs of an owner-user. The combination of existing tenancy, owner-user functionality, and future development potential provides long-term flexibility for an owner-user to accommodate its operations.



PROPERTY OVERVIEW

Property:..... Metropolitan Plaza
Property Address: 1243 Easton Road, Warrington, PA
Year Originally Built:..... 2004
Building Size: Two-story 19,772± sq. ft. building
plus a full basement for tenant storage
Elevators: One (1)
Sprinkler System: Wet system
HVAC: Individual heat pumps
Existing Tenants:..... Eleven (11)
Pad Site: 2,800 SF foot print
and can potentially accommodate a 5,600± sq. ft. -2 story building

Total Land Area: 2.405± Acres
Frontage: 150' Easton Road (Route 611)
50' Anderson Way
Parking: 100 parking spaces (approx.)
County: Bucks
Municipality: Warrington Township
Zoning: BZ - Business Zone
Tax Parcel Numbers: 50-025-020
Property Taxes: \$45,418.71 (2026)
Total Taxable Assessment: \$215,930
SALE PRICE: Available Upon Request

INVESTMENT HIGHLIGHTS



FLEXIBLE OWNER-USER OPPORTUNITY

The Property offers an owner-user the opportunity to immediately occupy 7,206± SF of second-floor office space to consolidate operations while benefiting from in-place rental income.



IN-PLACE INCOME

The Property is currently leased to 11 tenants, providing in-place rental income and an opportunity to offset ownership costs.



STRATEGIC LOCATION

1243 Easton Road provides excellent regional connectivity with direct access to Route 611 and convenient proximity to Route 202, Route 309, and I-276 (PA Turnpike), providing easy access for employees and clients throughout Bucks and Montgomery Counties.



PAD SITE DEVELOPMENT OPPORTUNITY

The property includes a pad site with direct exposure along Route 611, providing an opportunity for future development, expansion, or additional value creation.



AMPLE ONSITE PARKING

Ample onsite parking accommodates employee and visitor needs, with 100 spaces providing a ratio of 5.06 spaces per 1,000 SF.



SECURE LOWER-LEVEL STORAGE SPACE

The Property includes 9,706± square feet of secure lower-level storage space, providing additional on-site capacity to support the operational and storage requirements of an owner-user."



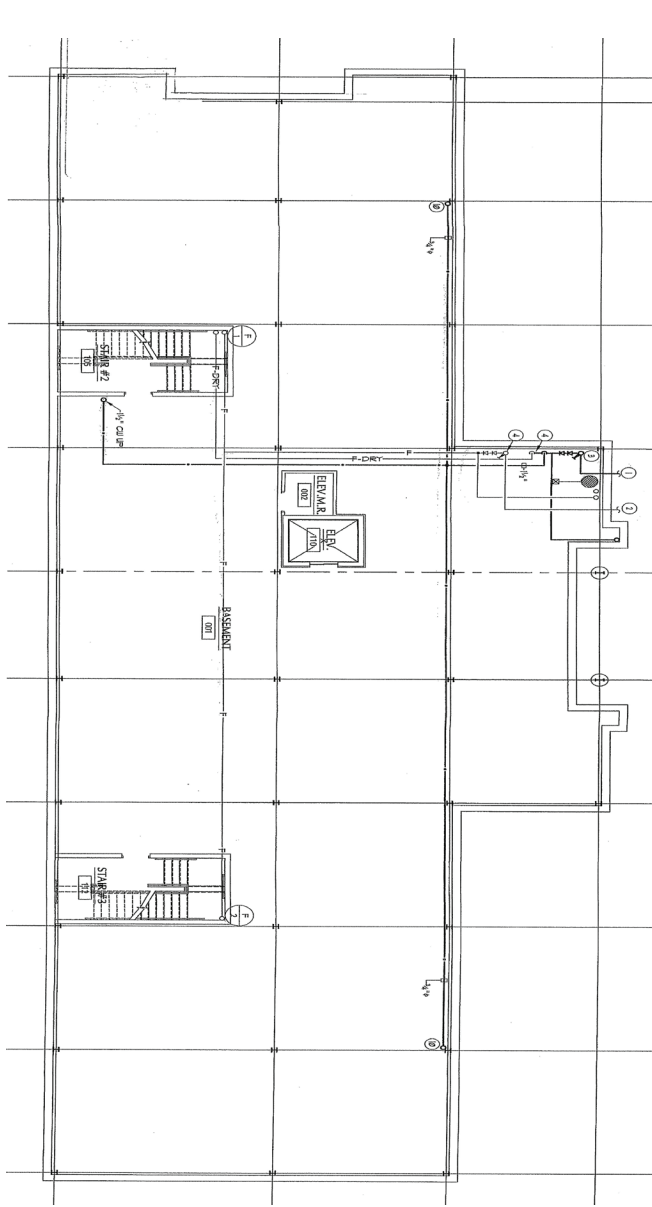
NEARBY AMENITIES

The property offers high visibility along Easton Road and is conveniently located near prominent retail centers, including Valley Square and Barn Plaza, as well as a variety of restaurants, professional services, and other amenities.

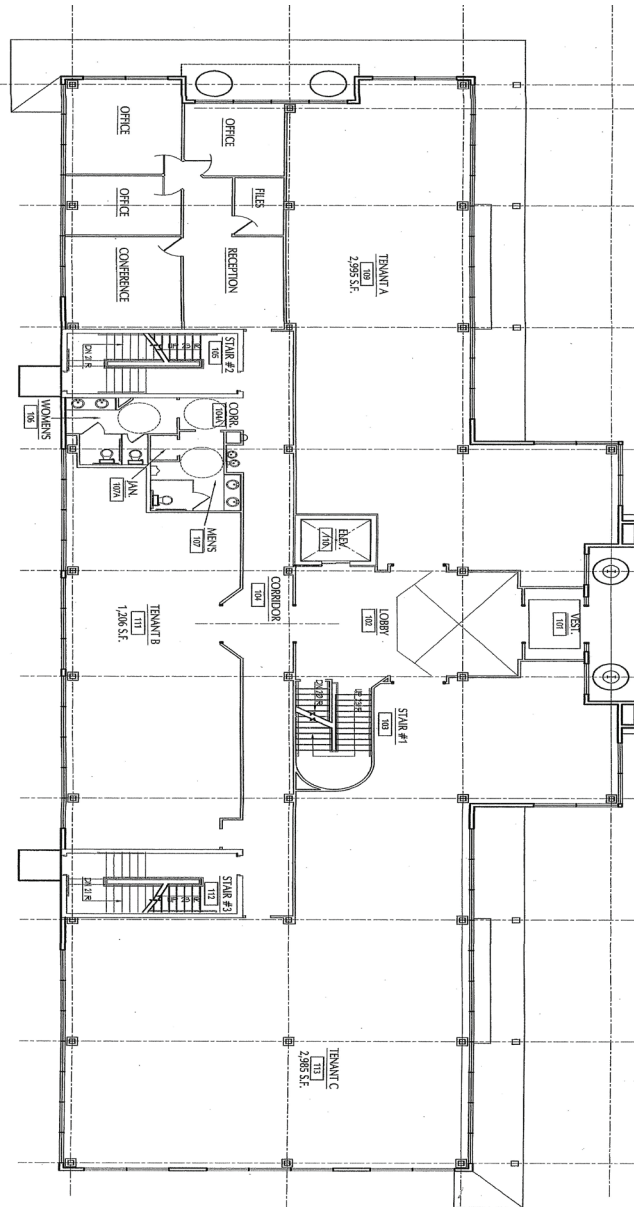


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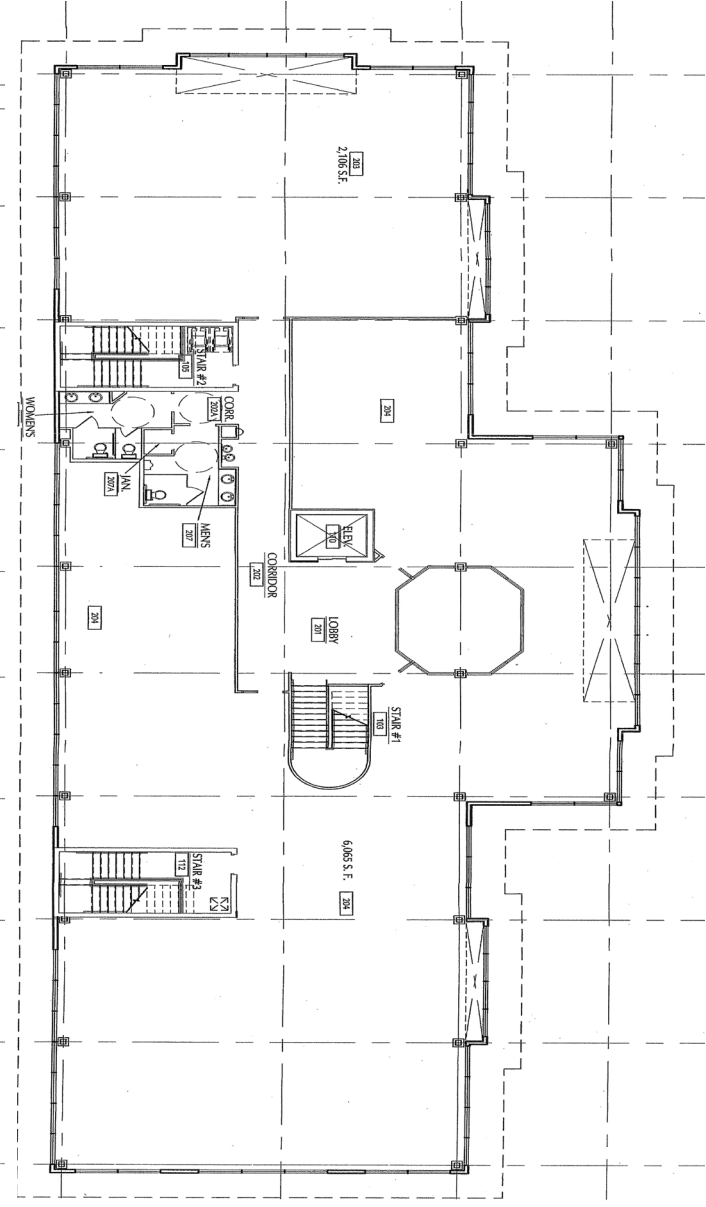
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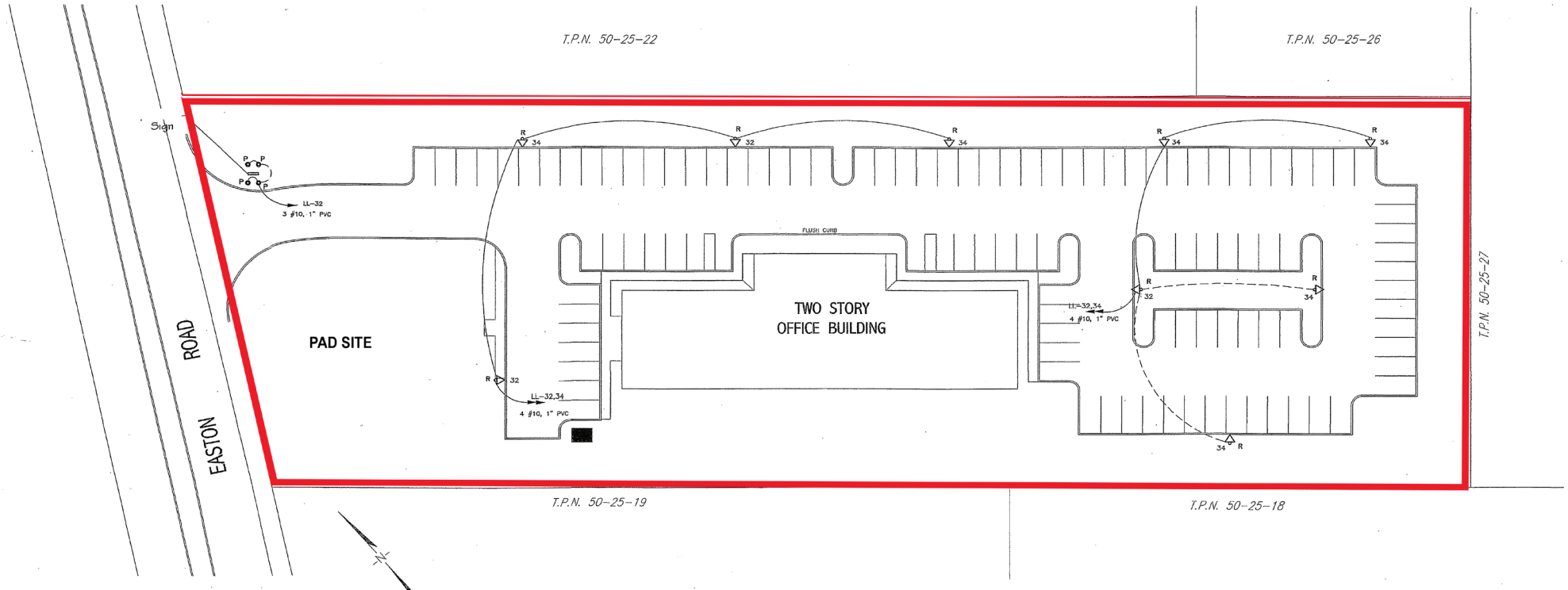
Lower Level - Storage



1st Floor



2nd Floor



SITE PLAN

2.405± Acres

19,772± SF Two Story Office Building

2,800± SF Pad Site

(with potential to build 5,600 SF two story building)

100 Parking Spaces

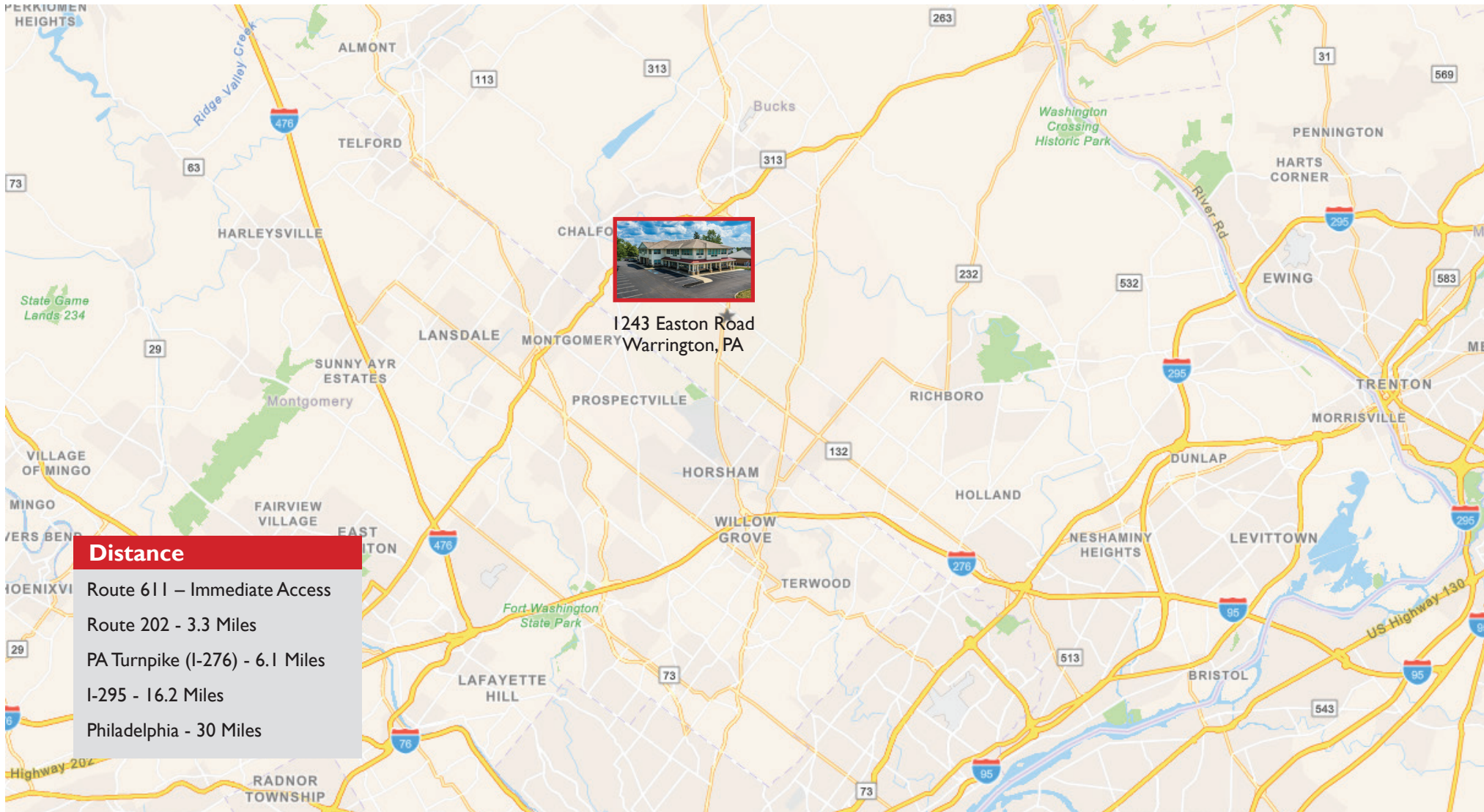
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2026 Estimated Population		2026 Average Household Income		% Population w/ Higher Education	
3 Miles	52,361	3 Miles	\$191,426	3 Miles	53.6%
5 Miles	145,532	5 Miles	\$175,492	5 Miles	54.8%
10 Miles	529,366	10 Miles	\$176,034	10 Miles	56%

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