

A group of people are seated around a table in a meeting. A teal rectangular overlay is positioned in the center of the image, containing text. The background is a blurred office setting with a window showing a building exterior.

Linden Real Estate Corporation

Property Information

*Barnaby's Shopping Plaza
739-807 North Easton Road
Doylestown, PA 18901*



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MacOutfitters

FOR LEASE
1000-1000
1000-1000

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PROPERTY INFORMATION

Pricing:


LEASE RATE	\$19.50 PER SQUARE FOOT
Lease Type TRIPLE NET	PLUS CAM CHARGE

Barnaby's Plaza:

Property Address	739-807 N. Easton Rd, Doylestown, PA
Parcel Number	41024020

Building Information:

Number of Stories (ONE
Year Built 1960	
GLA 43,047	43047 Square Feet
Lot Area	4.28 Acres
Type of Ownership	Fee Simple
Parking	102 Cars
Zoning	RETAIL
Frontage: 453" on N Easton Rd	
Traffic N. Main Street	9,762
Exterior	Stucco
Roof	Peaked
HVAC	Yes-Tenant Controlled
Utilities	Public





SPACE AVAILABILITY

Pricing:

Lease Rate	\$18.00 PSF + Electric
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90% Occupied





FLOOR PLANS



LOCATION HIGHLIGHTS

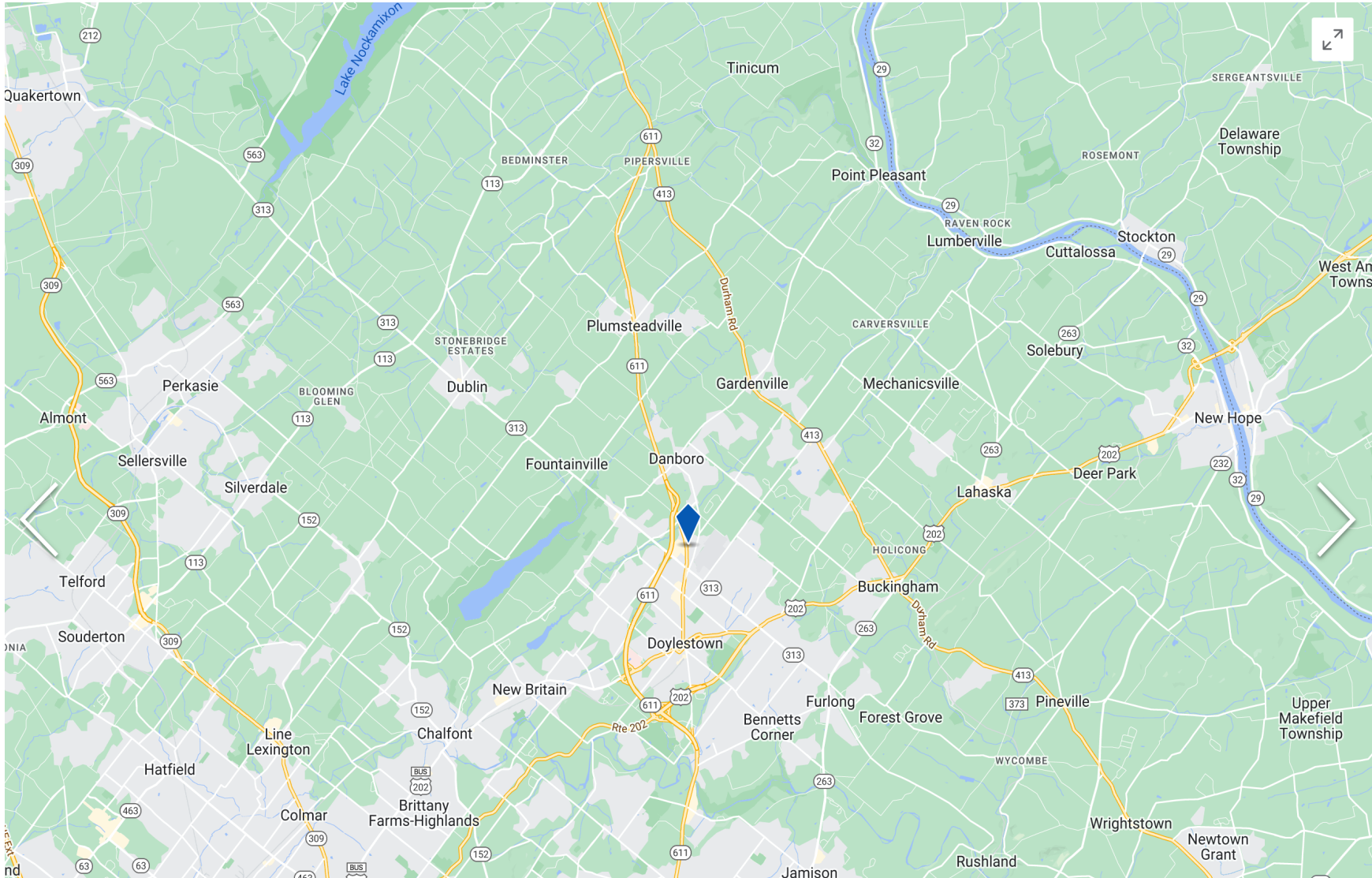
739-807 North Easton Road

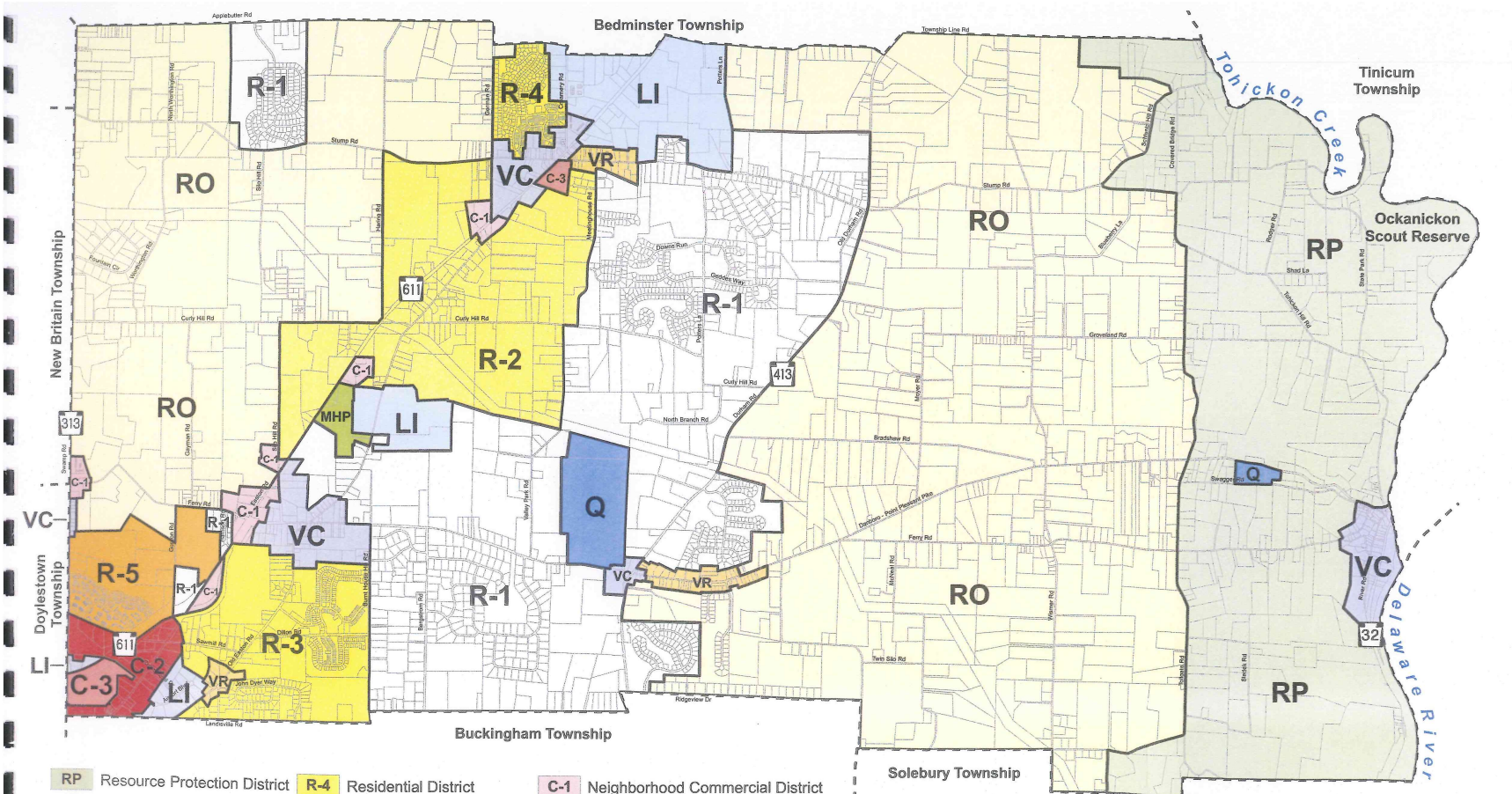
Doylestown, PA 18901

Strong Location

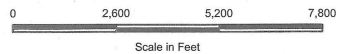
- Easy Access to Routes 202 and 313
- Near Center of Downtown Doylestown Convenient to Doylestown Hospital and Bucks County Court House
- Free Parking
- Easy to Drive using North Main Street or Rt 611 Bypass
- Dense Population
- Lower Property and Business Taxes than surrounding towns

LOCATION MAP





- | | | | | | |
|-----|------------------------------|-----|------------------------------|-----|----------------------------------|
| RP | Resource Protection District | R-4 | Residential District | C-1 | Neighborhood Commercial District |
| RO | Rural Residential District | R-5 | Rural Residential District | C-2 | Highway Commercial District |
| R-1 | Rural Residential District | MHP | Mobile Home Park District | C-3 | Planned Commercial District |
| R-2 | Rural Residential District | VR | Village Residential District | LI | Light Industrial District |
| R-3 | Rural Residential District | VC | Village Commercial District | Q | Quarry |



Prepared by
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Geographic Information Systems Section
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ZONING MAP

**PLUMSTEAD TOWNSHIP
COMPREHENSIVE PLAN**

DEMOGRAPHICS

2023 Summary

2 Mile

5 Mile

10 Mile

Population	15,567	90,828	311,072
Households	8703	126,599	516759
Average Household Size	2.6	2.5	2.60
Owner Occupied Housing Units	6,410	85,317	330,648
Renter Occupied Housing Units	2,329	41,943	184,456
Median Age	45.0	42.7	39.0
Median Household Income	\$90,198	\$73,402	\$60,203
Average Household Income	\$119,836	\$95,429	\$84,944

2025 Summary

2 Mile

5 Mile

10Mile

Population	15,022	92,4444	316,007
Projected Population Growth	.6%	.4%	.3%
Households	5.757	32.071	117,950
Projected HH Growth	.6%	.3%	.3%



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Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property. This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all information summaries and retained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Linden Real Estate Corporation, LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.