



SALE: PRICE REDUCED

±19,000 SF building with parking

490 Easton Road, Horsham PA 19044

- ±9,500 SF first floor retail
- Situated at main intersection on heavily traveled Route 611
- Potential redevelopment opportunity
- Amenity rich location

Michael Barmash

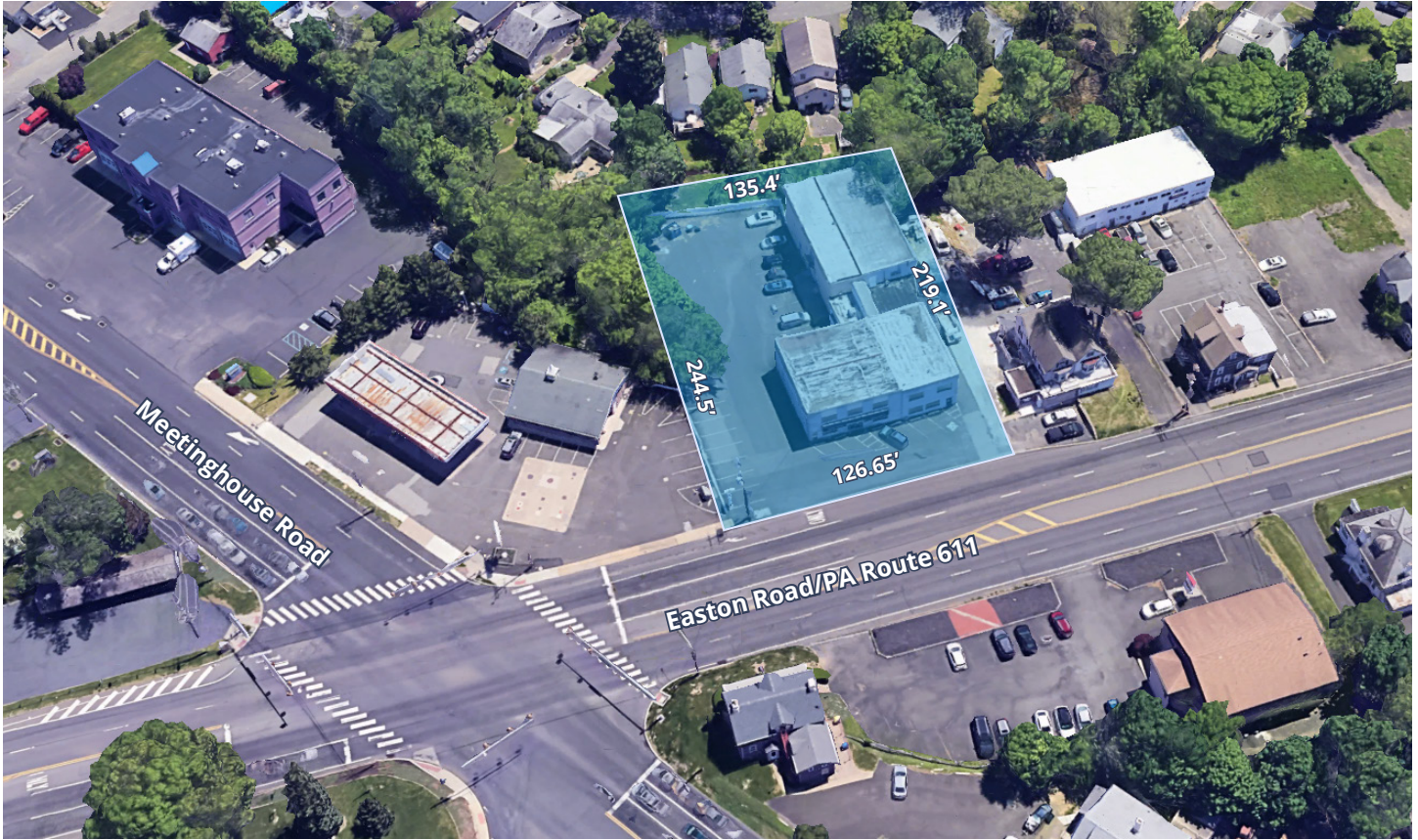
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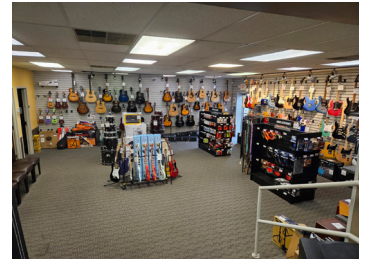
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Property Overview



Address	490 Easton Road, Horsham, PA 19044
Zoning	GC2
Year Built	1972, Renovated 2003
Building Area	18,887 SF
Site Area	28,867 SF / 0.66 Acres
Frontage	±126 ft
Assessment	\$362,390
Tax ID	36-00-03823-002
Taxes (2023)	\$13,624
Traffic Count	27,065 VPD



Highly visible/accessible location on Easton Rd/Dresher/Meetinghouse Rd intersection, with frontage on 611 and located 1 mile to Exit 27 of the PA Turnpike



Nestled amongst an array of national retailers and local favorites including Starbucks, Wendy's, and Giant Supermarket.



Ideally suited for business and consumer access – in addition to location of major roads, site is steps away from SEPTA 55 bus

Access & Demographics



Demographics	1 Mile	3 Miles	5 Miles
Population	13,069	82,753	196,737
Avg. HHI	\$104,236	\$128,080	\$142,828
Households	5,602	32,959	76,375
Employees	6,960	52,175	111,778



490 Easton Rd | Horsham, PA

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