

“From Concept to Closing, with Integrity”

FEATURES

- ▶ Up to 4,200 SF available for lease
- ▶ Well-established medical arts facility
- ▶ Immediate proximity to Grand View Hospital
- ▶ Convenient to Rt 309 and the area’s major roadways
- ▶ Ample on-site parking
- ▶ Professionally managed facility

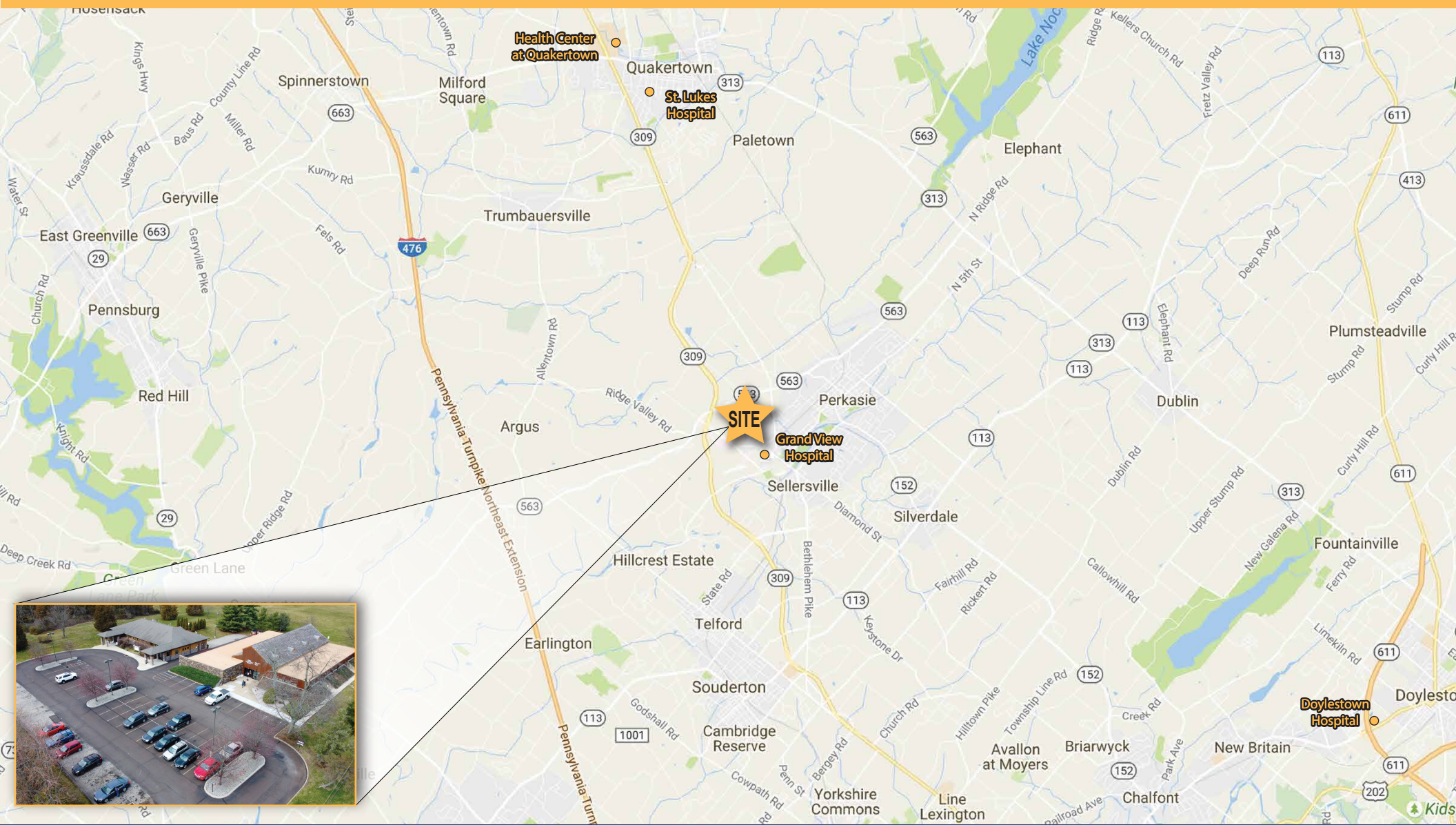
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	2,393	30,987	70,366
Average HH Income	\$77,942	\$86,360	\$89,756
Total Businesses	128	1,241	2,654
Total Employees	2,377	15,603	28,404



MEDICAL OFFICE FOR RENT

817 Lawn Avenue, Sellersville, PA 18960



CONTACT:

Brendan W. Walsh

215-836-1340

bwalsh@walshcre.com

Walsh Commercial Real Estate, LLC

3 Village Road, Suite 200 | Horsham, PA 19044

215-836-1340 | walshcre.com