

PRIME COMMERCIAL SPACE

# 325 S. Main Street | Doylestown, PA 18901

**AVAILABLE**

## PROPERTY HIGHLIGHTS

- Freestanding commercial building of 4,400 +/- square feet.
- Available space of approximately 980 to 2,220 square feet on the first floor.
- Front and rear entrances.
- Ample on-site parking.
- High visibility location with prominent signage on S. Main Street.
- Located in Doylestown Borough at the entrance to the Doylestown Business District.
- Walking distance to the heart of Doylestown Borough shopping district, restaurants, and SEPTA Doylestown Train Station.



**Commercial  
Real Estate  
Services**

### DEMOGRAPHICS

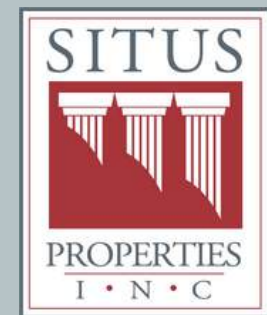
### 1 MILE RADIUS

### 3 MILE RADIUS

### 5 MILE RADIUS

Population	6,946	39,290	92,610
Average HH Income	\$110,719	\$120,363	\$125,354
Daytime Population	18,446	34,817	51,529
Households	3,228	14,998	32,219

S. Main Street Traffic Count: 11,525 +/- VPD



**SitusProperties.com**  
**215-886-9400**

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

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Pylon Signage



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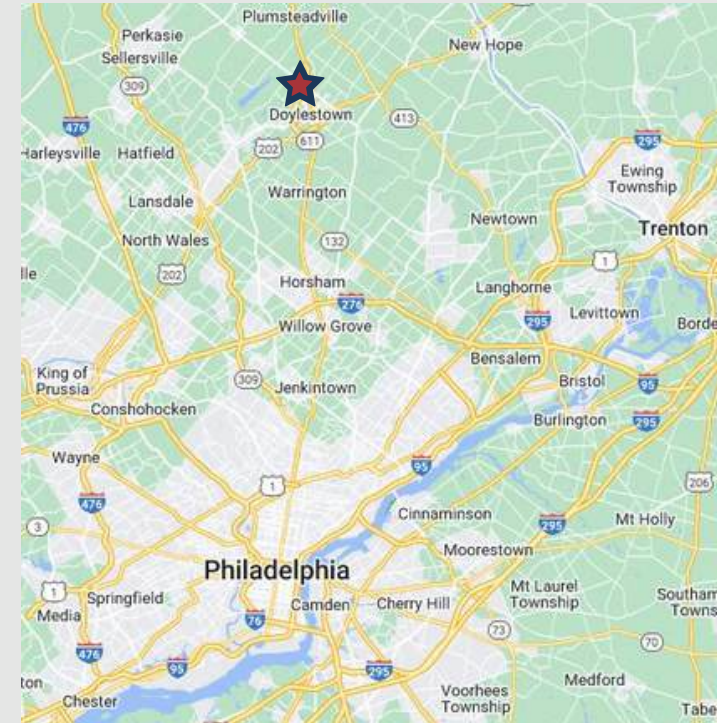
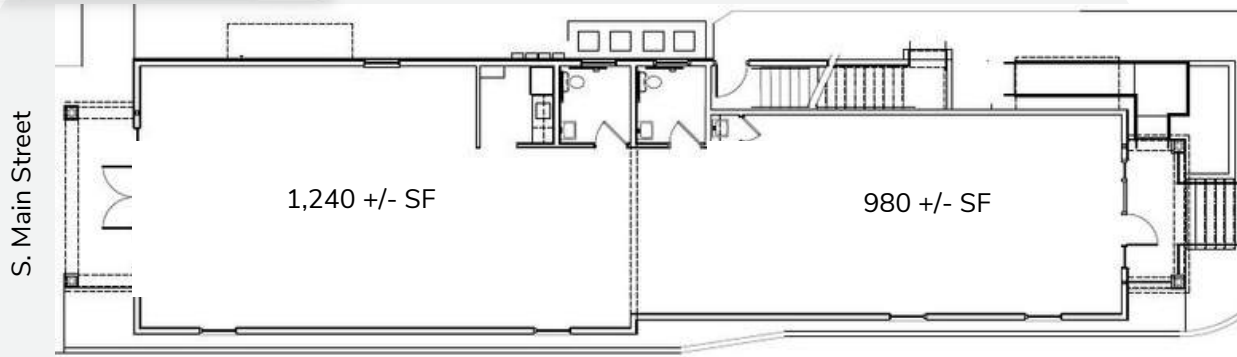
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