

PRIME MIXED-USE BUILDING

# 325 S. Main Street | Doylestown, PA 18901

**SALE**



## PROPERTY HIGHLIGHTS

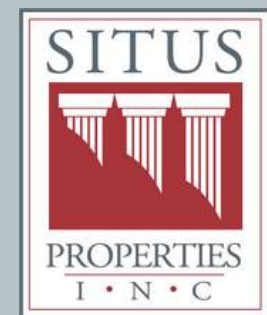
- Newly constructed two (2) story mixed-use building of +/- 4,427 square feet on .32 acres consisting of +/- 2,200 sf of retail/commercial space and two (2) residential apartments on the second floor.
- High visibility location with prominent signage on S. Main Street.
- Front and rear entrances.
- Ample on-site parking.
- Full basement storage.
- 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.

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

**Commercial  
Real Estate  
Services**

**EXCELLENT  
OWNER/USER  
OPPORTUNITY**



**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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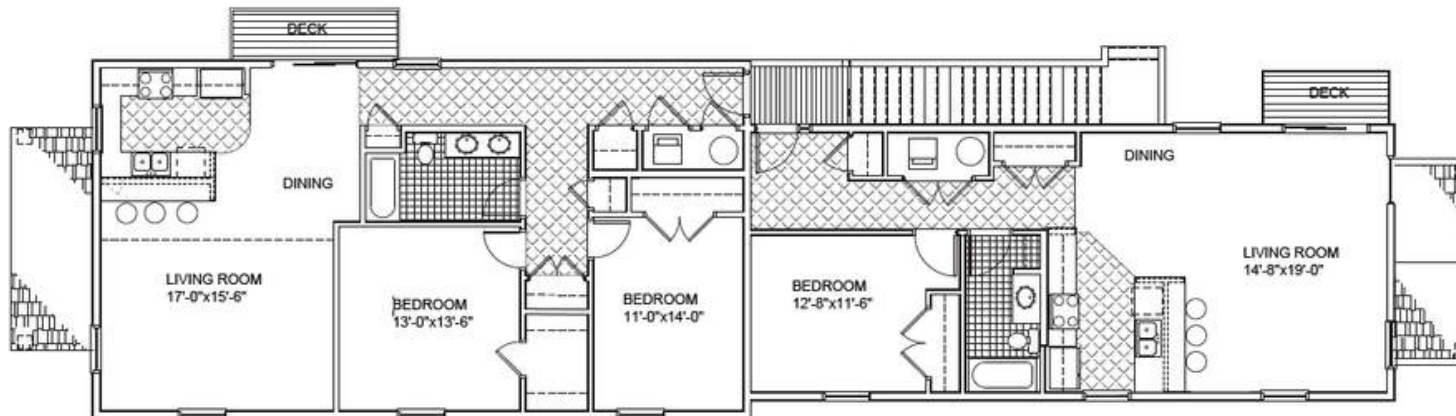
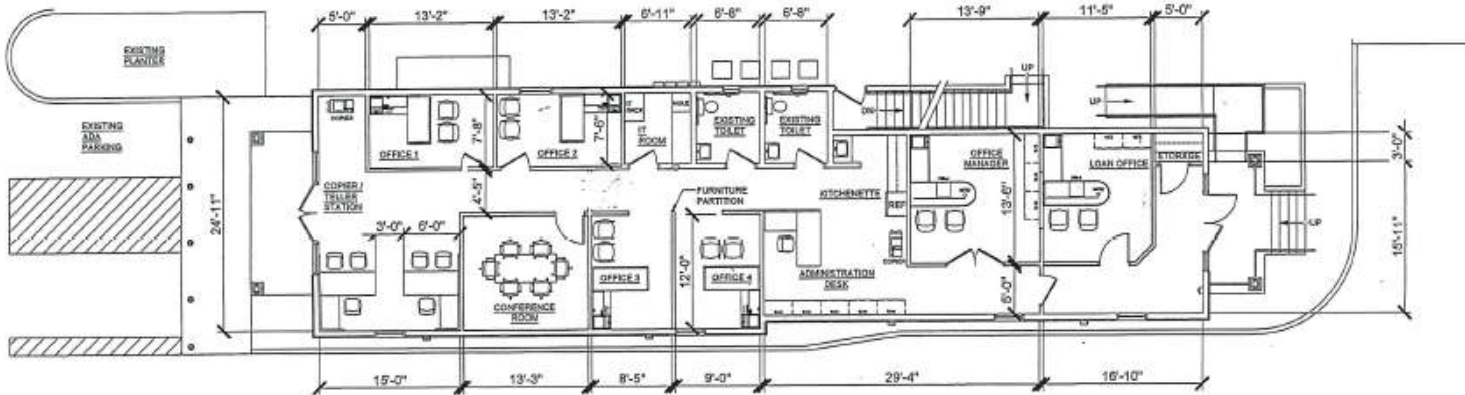
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**Available  
Now**

**Call  
Today!**

First Floor



Second Floor



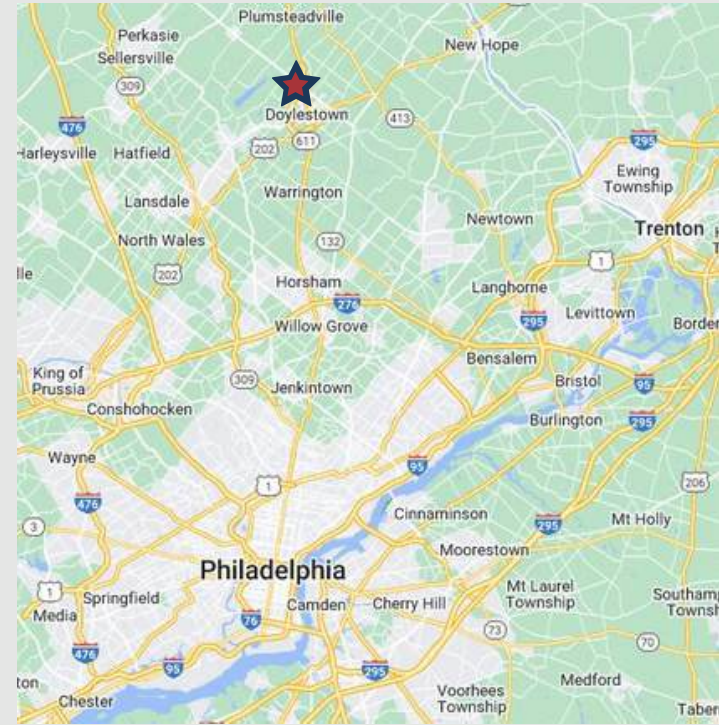
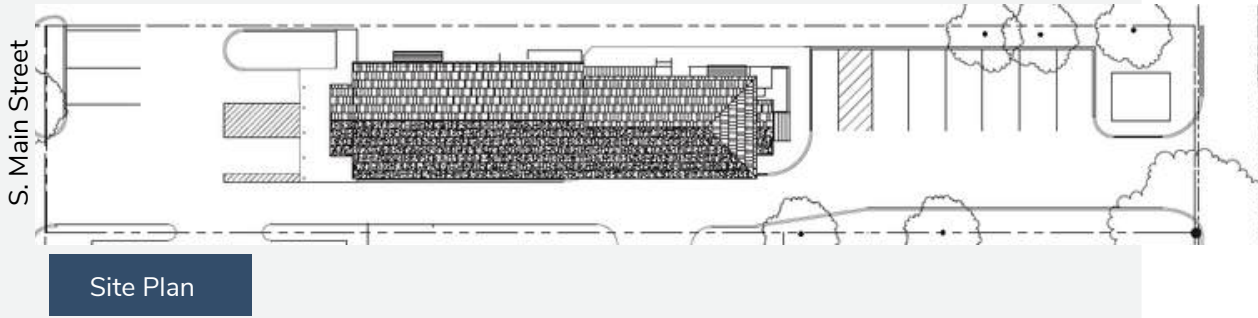
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