

# SALE

555 W. Street Road | Warminster, PA 18974



## FEATURES:

- Free standing building of approximately 6,000 square feet situated on .88 acres
  - +/- 2,500 sf retail showroom/offices
  - +/- 3,500 sf shop area
- Six (6) service bays
- Zoned C2
- Highly visible location with approx. 102 feet of W. Street Road frontage
- Prominent pylon signage
- Average daily traffic of 34,922 vehicles
- Neighboring tenants include: Wawa, Police and Fire Federal Credit Union, CVS, AutoZone and Starbucks



## DEMOGRAPHICS:

DATA:	1 MILE	3 MILES	5 MILES
Population	8,968	80,023	160,726
Households	3,305	31,023	60,385
Avg. HH Income	\$92,316	\$90,957	\$103,534

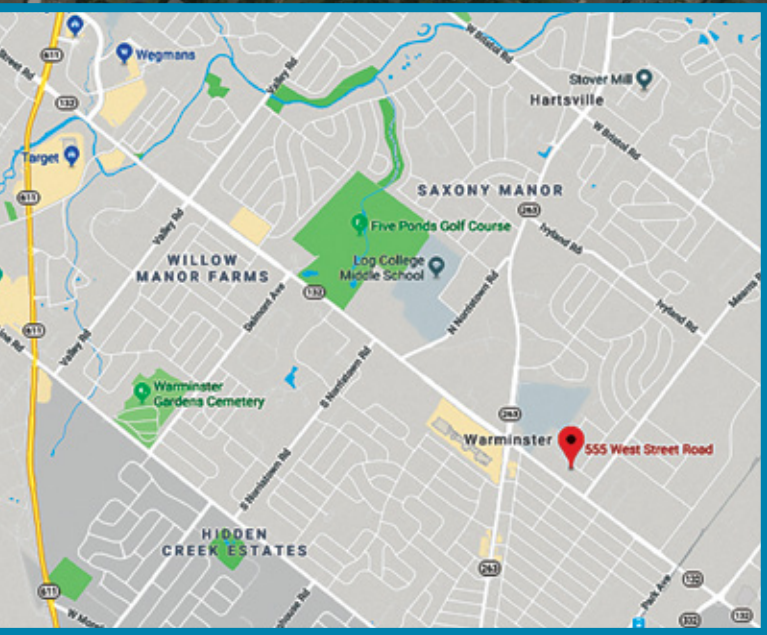
W. Street Road Traffic Count: 34,922 VPD

## PERMITTED USES:\*

*\*Including, but not limited to*

- Retail Shop
- Restaurant
- Repair Garage
- Repair Shop
- Bank
- Service Business
- Business or Professional Office
- Equipment Rental/ Motor Vehicle Leasing

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As the Exclusive Agent for the ownership, **Situs Properties** is pleased to offer additional information or a personal site tour.

## Commercial Real Estate Services

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