

SALE



1723 S. EASTON ROAD | DOYLESTOWN, PA

- Two tenant retail building of approximately 4,200 sq. ft.
 - Long term lease with Dunkin Donuts in place
 - Approximately 2,400 sq. ft. available
- Zoned C2 – Commercial
- Average daily traffic count of 35,140 vehicles on S. Easton Road (Rt. 611)
- Adjacent to 400,000 square feet of retail shopping and restaurants anchored by Kohl's, Marshalls and Giant
- Located at the highly visible intersection of S. Easton Road (Rt. 611) and Almshouse Road, just minutes from Doylestown Borough

DEMOGRAPHICS:

DATA:	1 MILE	3 MILES	5 MILES
Population	3,915	47,474	111,484
Households	1,144	16,453	40,251
Avg HH Income (\$)	145,161	129,119	124,100

1723 S. EASTON ROAD | DOYLESTOWN, PA

ADDITIONAL INFORMATION

Tax Parcel #: 09-014-037-0C2

Assessment (2018): \$123,220

Condo Fees (CAM):
\$9,000/year (2018)

Water: Public

Sewer: Public

Gas: PECO



FLOOR PLAN



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

Commercial Real Estate Services

275 Commerce Drive | Suite 104 | Fort Washington, PA 19034
215-886-9400 | www.situsproperties.com

