

PRIME RETAIL SPACE

HART SQUARE

274-280 S. Main Street | Doylestown | PA

Commercial
Real Estate
Services

LEASE



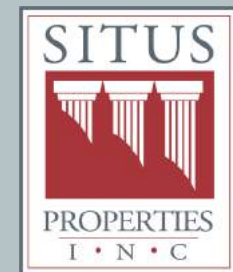
PROPERTY HIGHLIGHTS

- Mixed-use multi-tenant retail and residential property of 10,496 +/- square feet.
- Available retail space of 2,380 +/- square feet.
- Front and rear entrances.
- Prominently located on the corner of S. Main Street and Hart Avenue at the entrance to the Doylestown Business District.
- Ample on-site parking for 22 vehicles.
- Conveniently located in walking distance to the center of Doylestown Borough, retail shopping, restaurants and SEPTA Doylestown Train Station.
- Neighboring tenants include FedEx Office, Wawa and CVS.



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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Las Frida's Mexican Kitchen

Signature Nails & Spa

**AVAILABLE
2,380 +/- SF**

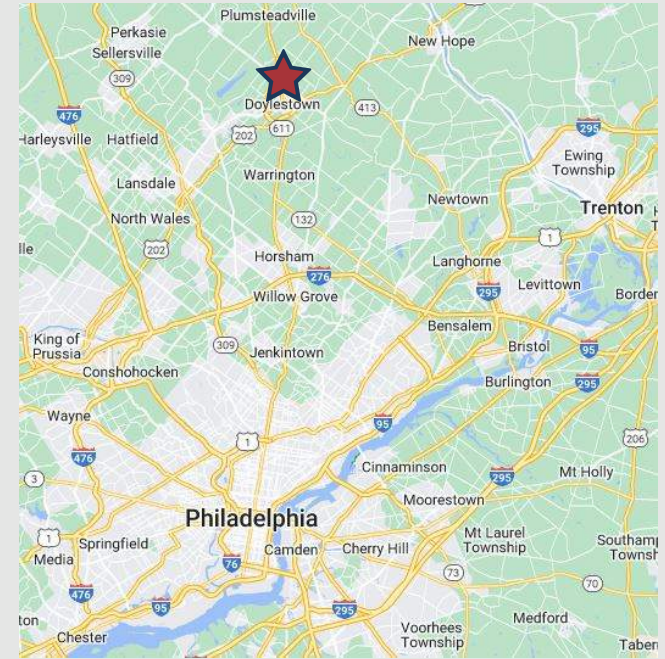
**Heather Bleu
Home**



Hart Avenue

Parking Lot

S. Main Street



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Walking distance to the center of Doylestown Borough, retail shopping, restaurants and SEPTA Doylestown Train Station.



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