

PRIME RETAIL SPACE

HART SQUARE

274-276 S. Main Street | Doylestown | PA

**Commercial
Real Estate
Services**



PROPERTY HIGHLIGHTS

- Mixed-use multi-tenant retail and residential property of 10,496 +/- square feet.
- Available retail space of 2,380 to 4,817 +/- 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



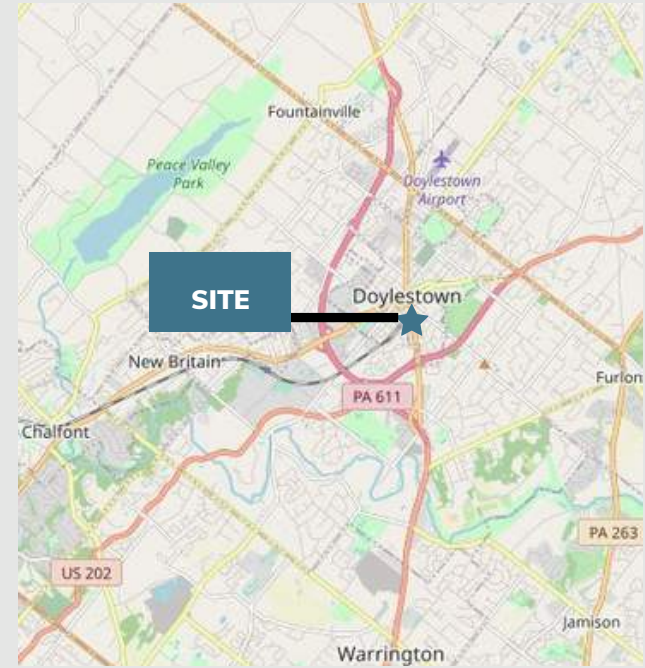
**SitusProperties.com
215-886-9400**

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