



267.800.7899

www.VantageRES.com

401 South Second Street, Suite 302, Philadelphia, PA 19147

PRIVATE OFFICE AVAILABLE FOR SALE OR LEASE

PENNS CROSSING CONDO

2288 2ND STREET PIKE, NEWTOWN, PA 18940

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OFFERING SUMMARY



SIZE AVAILABLE

+/- 2,500 SF



ASKING SALE PRICE

\$289,000



PARKING

+/- 40 spaces



ASKING LEASE RATE

+/- 17 SF modified gross



SIGNAGE

Monument sign



ENTRYWAY



PRIVATE OFFICE

AREA HIGHLIGHTS

- ✓ Premier commercial condominium located immediately off highly traveled Route 232 in Wrightstown Township, offering a private office space for professional or service use
- ✓ Unit includes two ADA approved restrooms, a small kitchenette, four private offices and two large common areas: condo-fee ownership
- ✓ Village commercial zoning permissible uses include: medical, retail, service and municipal

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	698	13,933	64,023
2026 POPULATION PROJECTION	683	13,952	64,059
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	241	4,944	23,360
2026 HOUSEHOLD PROJECTION	236	4,949	23,344
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$170,894	\$169,389	\$157,839
MEDIAN HOUSEHOLD INCOME	\$140,441	\$142,609	\$130,700

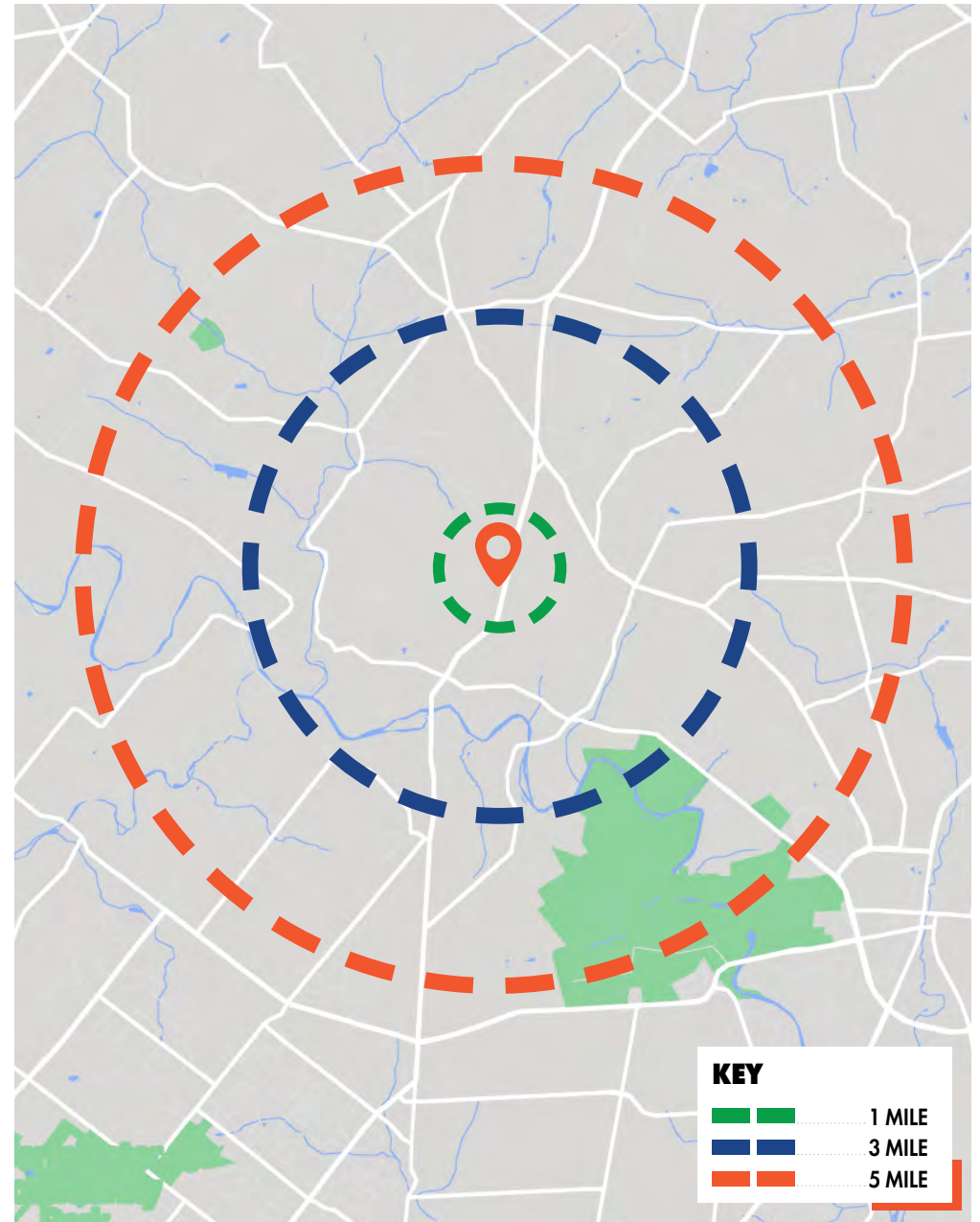
KEY DISTANCES

ROUTE 32
7.2 MILES

ROUTE 413
10 MILES

I-295
16 MILES

PHILADELPHIA
38 MILES



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NEARBY AMENITIES

DINING

- Ralphie & Dees Bar & Grill
- The Fancy Fig Cafe and Catering

RETAIL

- Anchor Run CSA
- David F Itkoff & Associates PC
- The Milk House Farm Market
- Osler Studio
- Realty Landscaping Corporation
- Sterling Limousine & Transportation Services
- Tyler State Park
- Wrightstown Collision Repair

MEDICAL

- St. Mary's Medical
- Wrightstown Family Medicine

EDUCATION

- Bucks County Community College
- George School
- Pennsylvania School of the Performing Arts
- Wrightstown Octagonal Schoolhouse



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FLOORPLAN

Total Availability: +/- 2,500 SF



 AVAILABLE