



PROMINENT DOYLESTOWN OFFICE OPPORTUNITY

THE ATRIUM

📍 301 SOUTH MAIN STREET, DOYLESTOWN, PA 18901

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www.VantageRES.com

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OFFERING SUMMARY



SIZE AVAILABLE

+/- 1,500 SF



ASKING LEASE RATE

\$19 /SF modified gross



BUILDING SIZE

+/- 27,150 SF



PARKING

+/- 55 spaces



AERIAL

AREA HIGHLIGHTS

- ✓ The Atrium, a premier condominium park offering professional office space in the highly reputable Doylestown Borough
- ✓ Unit includes three separate entrances with second floor entry and ground level access. Conveniently located in an amenities rich location with a strong demographic profile
- ✓ Available for immediate occupancy, unit includes either two private offices or one large office with a shared conference area and private bathroom. Ground floor access includes two large rooms and a small kitchenette
- ✓ Minutes to Warrington, Dublin, and Buckingham Township. Located immediately off Route 202 and in close proximity to Routes 611 & 313



CONFERENCE ROOM

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	7,420	40,531	90,782
2026 POPULATION PROJECTION	7,515	41,022	91,301
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	3,276	15,064	32,221
2026 HOUSEHOLD PROJECTION	3,322	15,254	32,415
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$133,764	\$148,369	\$151,935
MEDIAN HOUSEHOLD INCOME	\$109,919	\$121,657	\$125,958

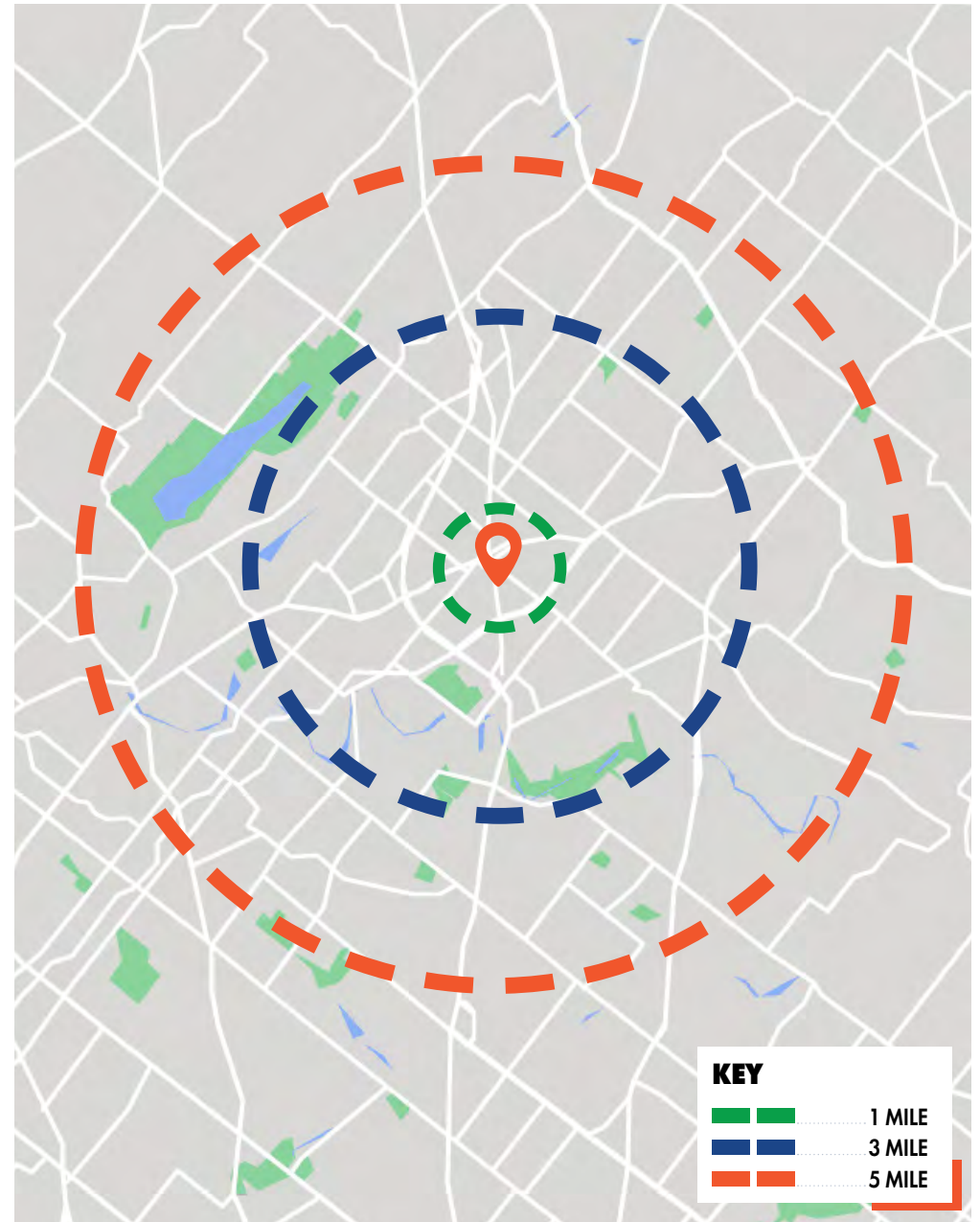
KEY DISTANCES

DOYELSTOWN TRAIN STATION
0.2 MILES

DOYLESTOWN HOSPITAL
1.3 MILES

ROUTE 611
2.2 MILES

PHILADELPHIA
40 MILES



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NEARBY AMENITIES

DINING

- Doylestown Country Club
- Dunkin
- Jules Thin Crust
- Lee's Hoagie House
- Maria's House Montessori
- Starbucks
- Wawa

RETAIL

- ACME
- Bridal Hair Boutique
- CVS
- Doylestown Produce
- FedEx
- The First National Bank & Trust
- Keystone Volvo of Doylestown
- Men on Main Street Hairstyling
- Mercer Museum
- Shell Gas Station
- The UPS Store
- Univest Bank

MEDICAL

- Doylestown Health
- Greenleaf Nursing & Convalescent, Inc.
- Main Street Animal Hospital



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