



ESCAPE THE CITY!

Professional Office Building Available for Sale or Lease

1021 OLD YORK ROAD
ABINGTON, PA

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No City Wage Tax

PROPERTY HIGHLIGHTS

- 17,908 SF office building situated on .73 acres with up to 8,000 SF available for lease
- 3rd Floor - 4,000 SF available
- 4th Floor - 4,000 SF available
- Pylon signage available on Old York Road
- Ideal for professional office or medical use
- Fully built out office space with premier finishes
- Building security system in place
- Zoned MS-H Main Street High Intensity/Density (Abington Township)
- \$32,920 estimated 2020 taxes
- Blocks away from SEPTA train station and bus stop
- Located in area with numerous amenities
- Close proximity to Abington Hospital and Penn State Abington
- Ample off street parking

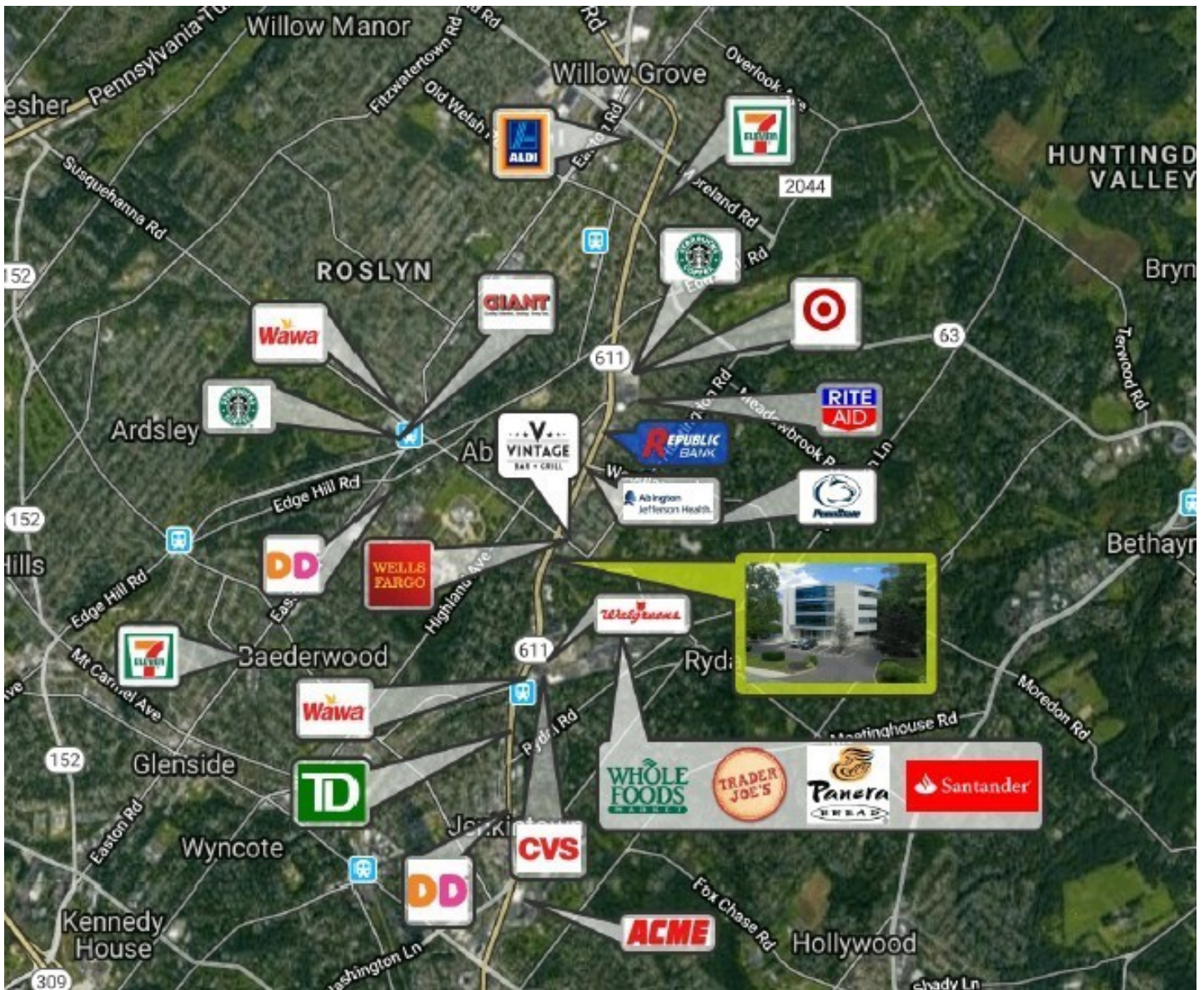


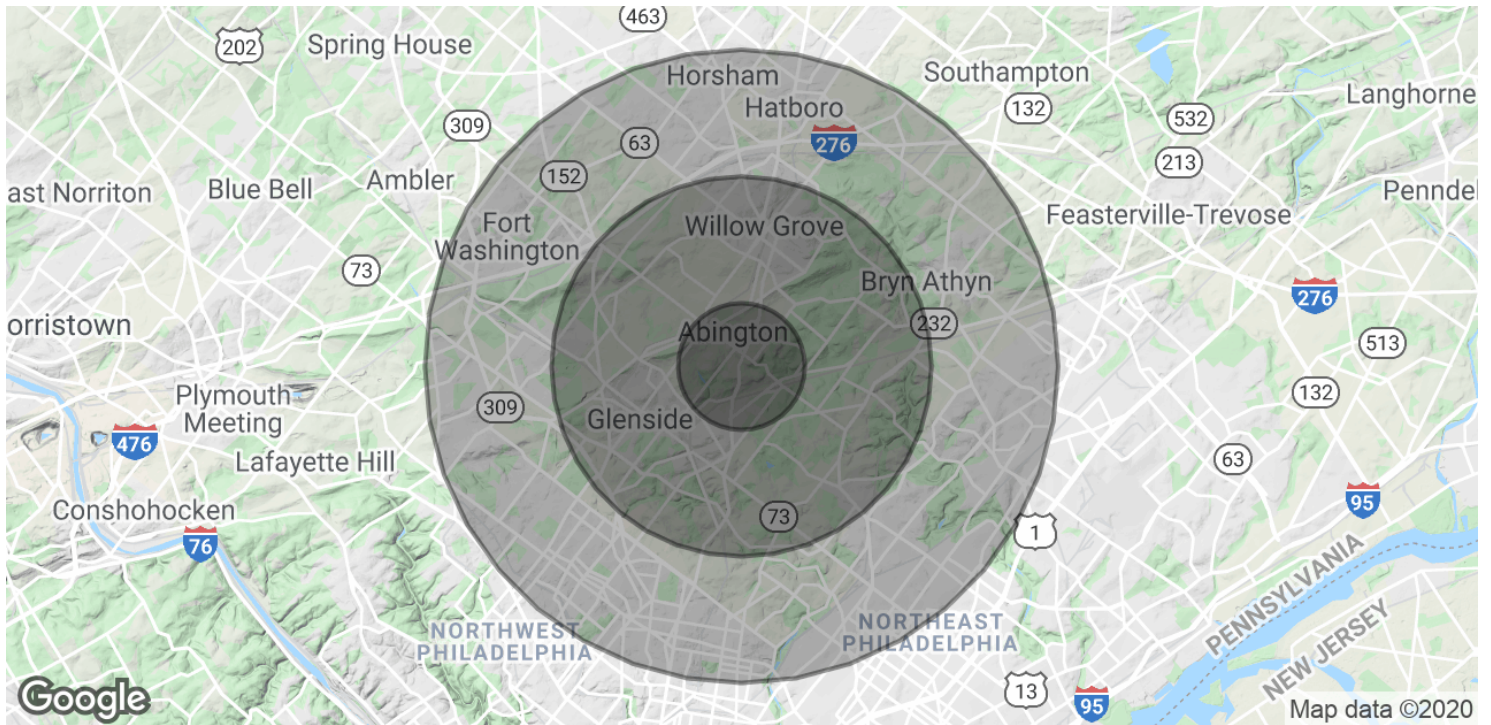
Excellent Opportunity

to Downsize









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,789	108,859	383,267
Average age	44.6	42.4	40.7
Average age (Male)	44.3	41.5	38.6
Average age (Female)	45.2	42.9	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,916	42,936	150,071
# of persons per HH	2.4	2.5	2.6
Average HH income	\$100,743	\$97,330	\$76,218
Average house value	\$305,057	\$300,615	\$266,937

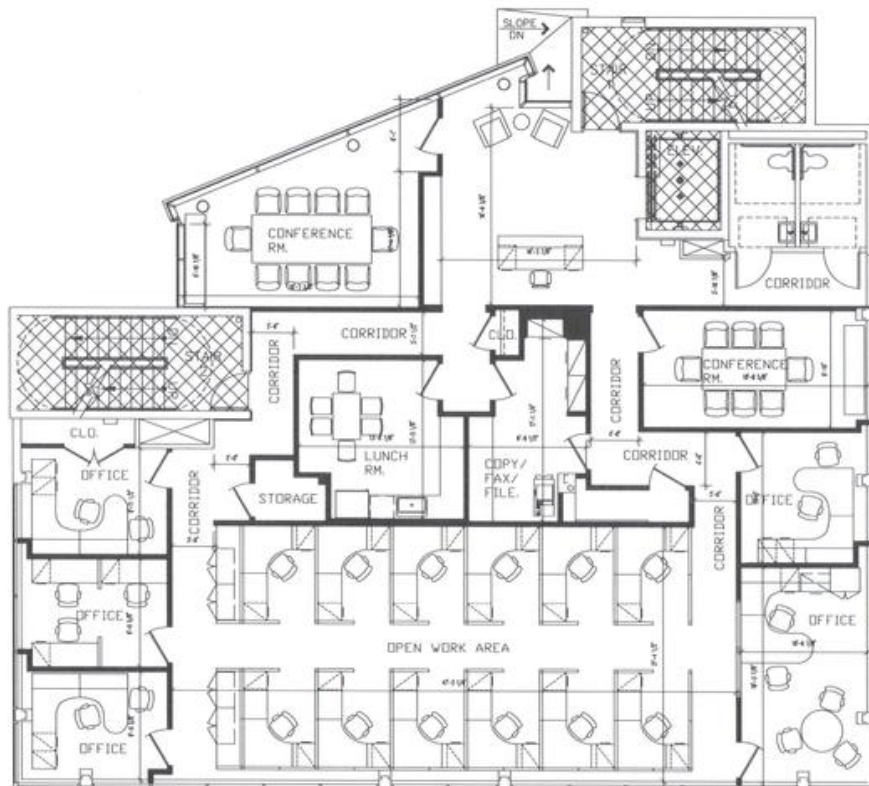
* Demographic data derived from 2010 US Census



FURNITURE PLAN

PROJECT NORTH

4,008 SF TOTAL



1021 Old York Road
Abington, PA
4th Floor

FLOOR PLAN LAYOUT "3"

SCALE: $\frac{1}{8}" = 1'-0"$



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