

Executive Summary



AVAILABLE SF:	7,200 SF
LEASE RATE:	\$8.00 SF/Yr (Gross)
BUILDING SIZE:	9,000 SF
GRADE LEVEL DOORS	1
CEILING HEIGHT:	14.0 FT
RENOVATED:	2023
ELECTRIC:	3 Phase
ZONING:	VC - Borough And Village Center

PROPERTY OVERVIEW

Recently updated office, retail, and warehouse/flex space available for lease. Office space includes 1 office, storage room, restroom, and break room. Retail is situated between the office and warehouse. Office and retail are a total of 4,000 SF. Warehouse/production space is 3,200 SF. Oil heating throughout the building. AC in the office and retail spaces. One drive in door is provided to the warehouse area.

PROPERTY FEATURES

- Clean & newly renovated office
- Heated warehouse with new drive-in door
- Retail shop attached to warehouse
- Easy access off of I-78
- Approved uses include, auto sales and service, hardware store and service of products
- Ready for immediate occupancy

CINDY MCDONNELL FEINBERG

cfeinberg@feinbergrea.com

Cell: 610.360.9733

1 Direct: 610.709.6233

CASEY KELLER

ckeller@feinbergrea.com

Cell: 484.226.8081

Direct: 610.709.6232



Additional Photos

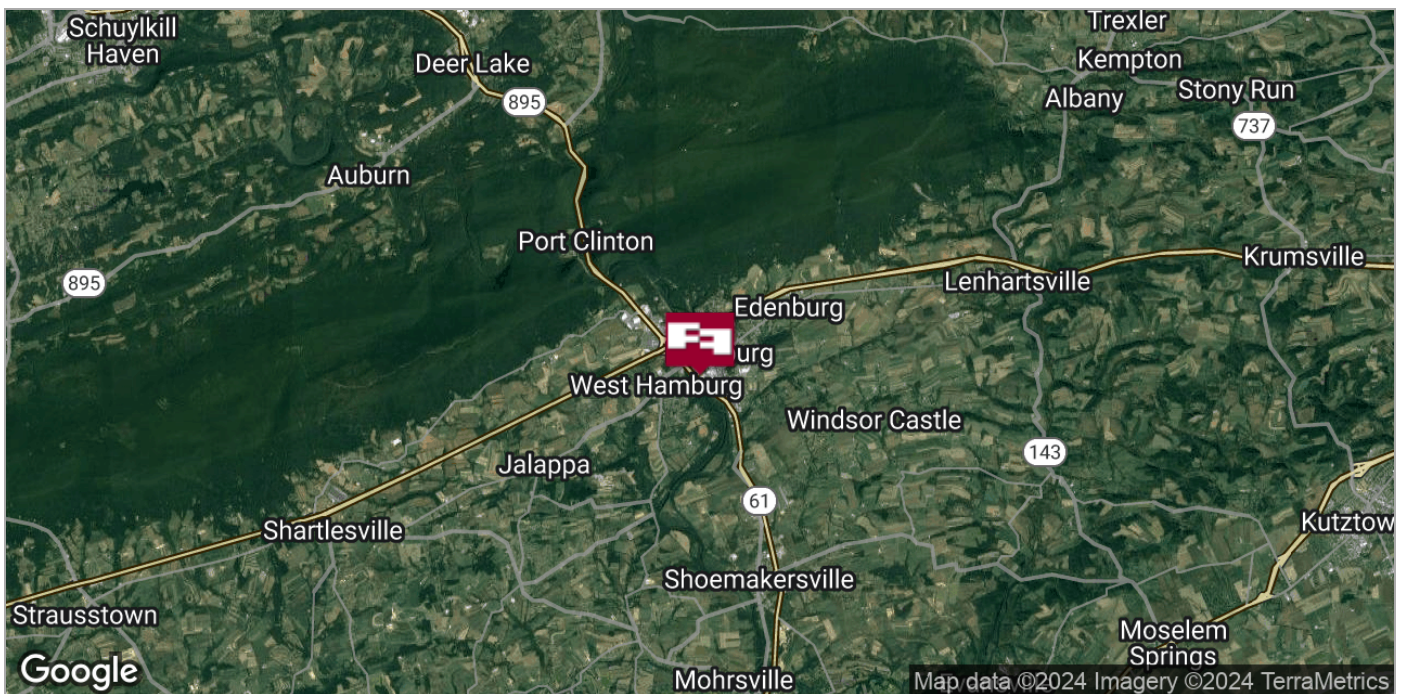


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2 Direct: 610.709.6233

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Location Maps

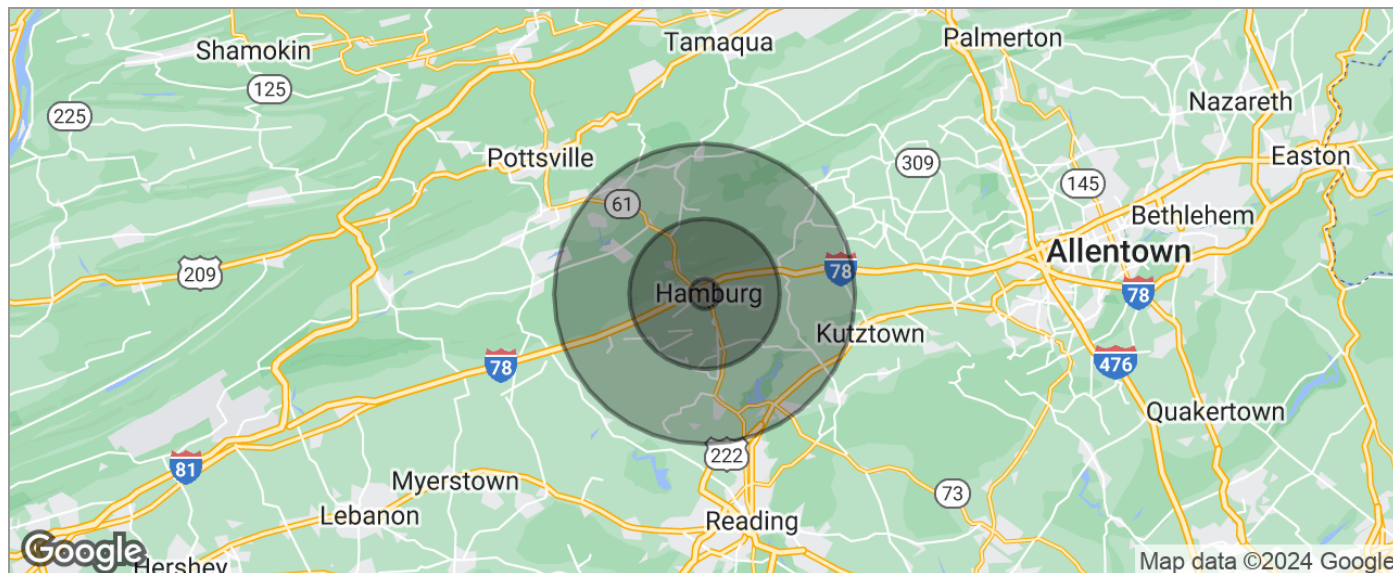


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,076	15,926	54,528
MEDIAN AGE	42.8	46.0	45.6
MEDIAN AGE (MALE)	37.6	44.7	44.3
MEDIAN AGE (FEMALE)	43.6	44.8	46.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,951	7,038	22,629
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$66,136	\$77,981	\$86,660
AVERAGE HOUSE VALUE	\$145,151	\$175,951	\$201,265
RACE	1 MILE	5 MILES	10 MILES
% WHITE	95.2%	95.6%	93.5%
% BLACK	1.4%	1.4%	1.2%
% ASIAN	0.3%	0.3%	1.0%
% HAWAIIAN	0.0%	0.3%	0.1%
% INDIAN	0.7%	0.2%	0.1%
% OTHER	0.7%	1.2%	2.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	3.9%	2.5%	3.7%

* Demographic data derived from 2020 ACS - US Census

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