

**3262 HUNTINGDON PIKE**  
HUNTINGDON VALLEY, PA

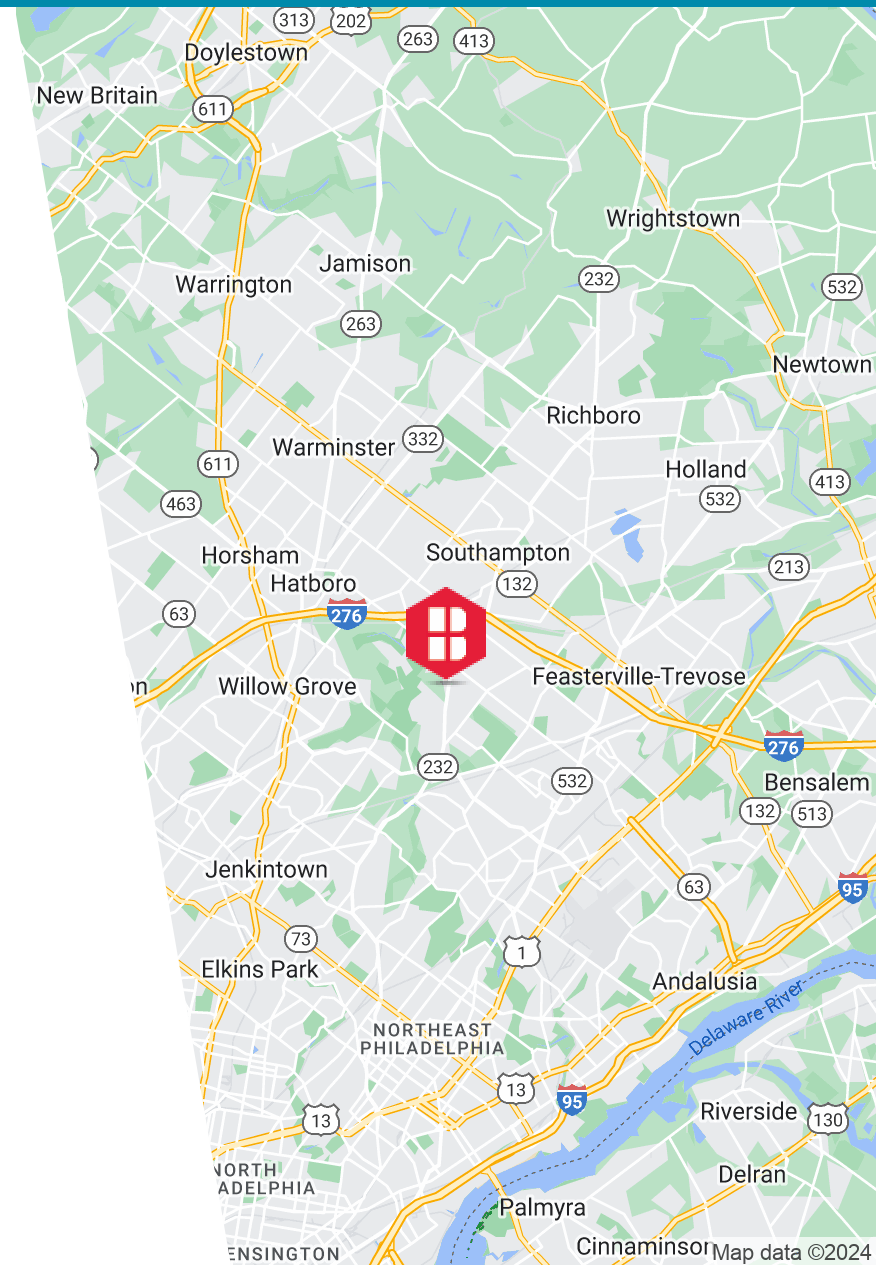
AVAILABLE FOR SALE  
**MIXED-USE DEVELOPMENT OPPORTUNITY**

2,455 SF  
4.52 Acres

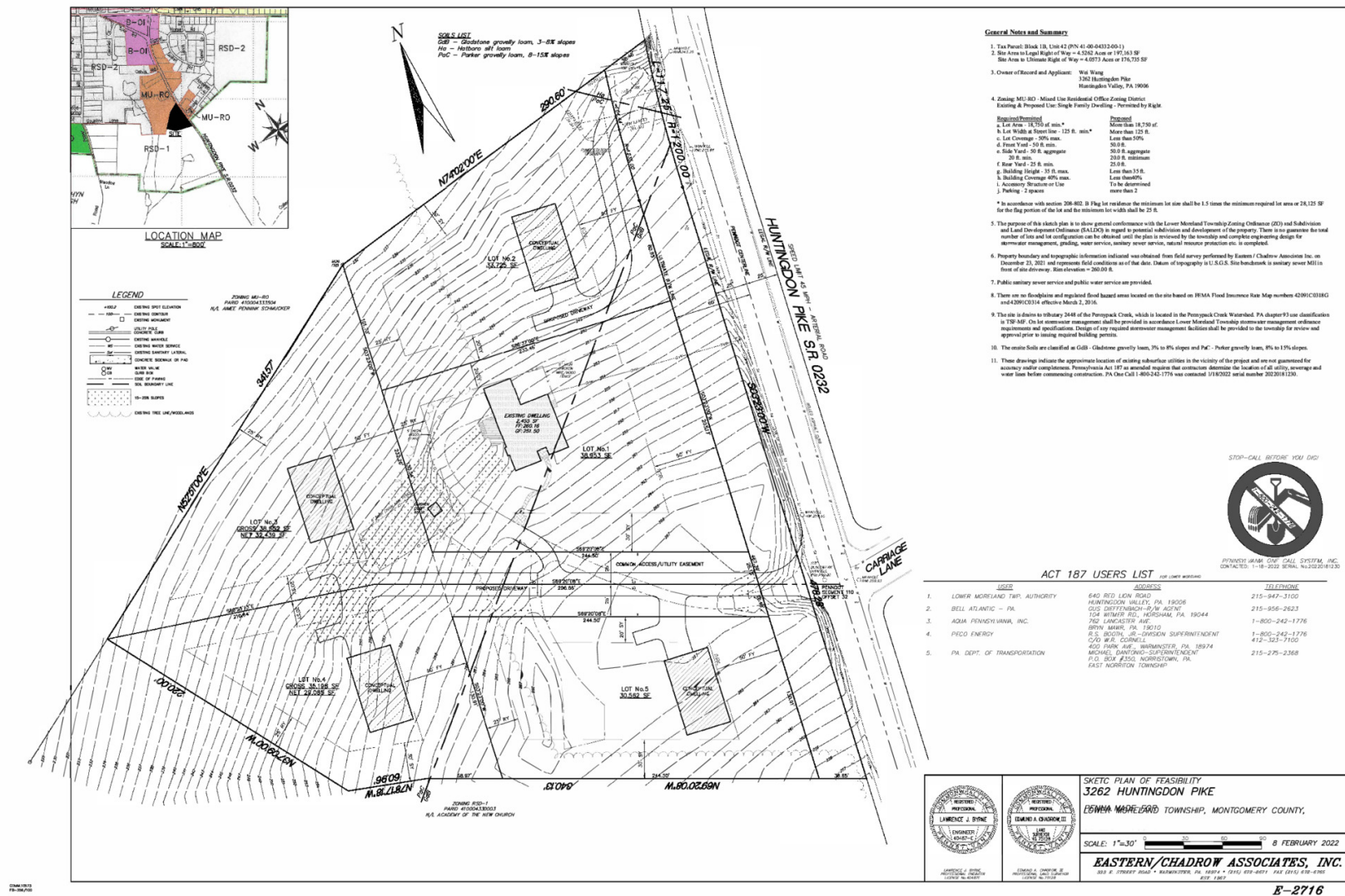


## PROPERTY HIGHLIGHTS

- 2,455 SF on 4.52 Acres
- Zoned MU-RO
- Estimated Taxes \$18,125
- Plans for Six (6) Single Dwelling Structures
- Huntingdon Valley is a village, as well as a suburban mailing address located in Lower Moreland Township, Upper Moreland Township and Abington Township all in Montgomery County, and in small sections of Upper Southampton Township and Lower Southampton Township in Bucks County, Pennsylvania, United States, bordering the Fox Chase, Bustleton, and Somerton sections of Philadelphia.



# PROPOSED SITE PLAN



## DEMOGRAPHICS MAP & REPORT

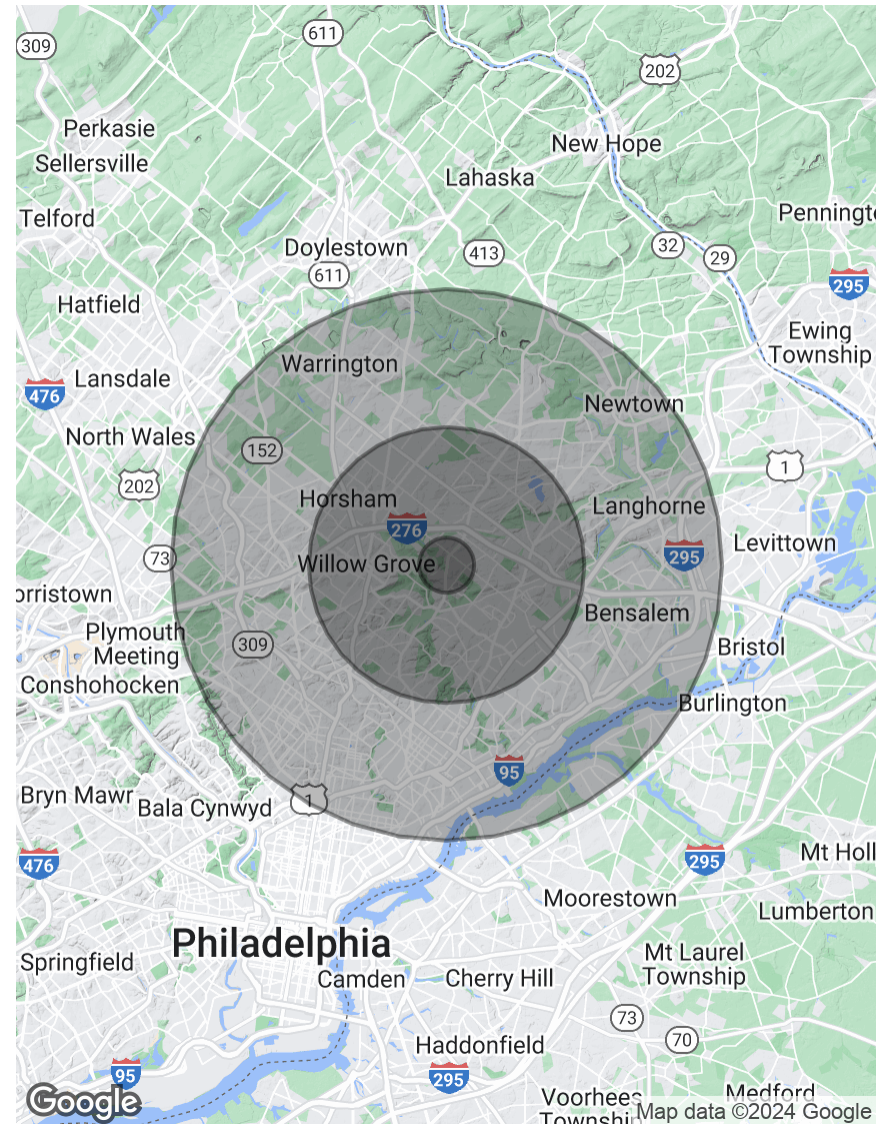
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,089	254,712	1,270,287
Average Age	45.6	43.9	40.1
Average Age (Male)	46.8	42.2	38.2
Average Age (Female)	44.0	44.9	41.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,366	103,422	500,816
# of Persons per HH	3.0	2.5	2.5
Average HH Income	\$152,779	\$94,885	\$84,908
Average House Value	\$462,504	\$296,938	\$245,331

*\* Demographic data derived from 2020 ACS - US Census*



# CONTACT



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