

22,000 VEHICLES  
PER DAY

**1054 HORSHAM ROAD**  
NORTH WALES, PA

AVAILABLE FOR SALE  
**INDUSTRIAL PROPERTY**

7,700 SF  
2.54 Acres



## PROPERTY HIGHLIGHTS

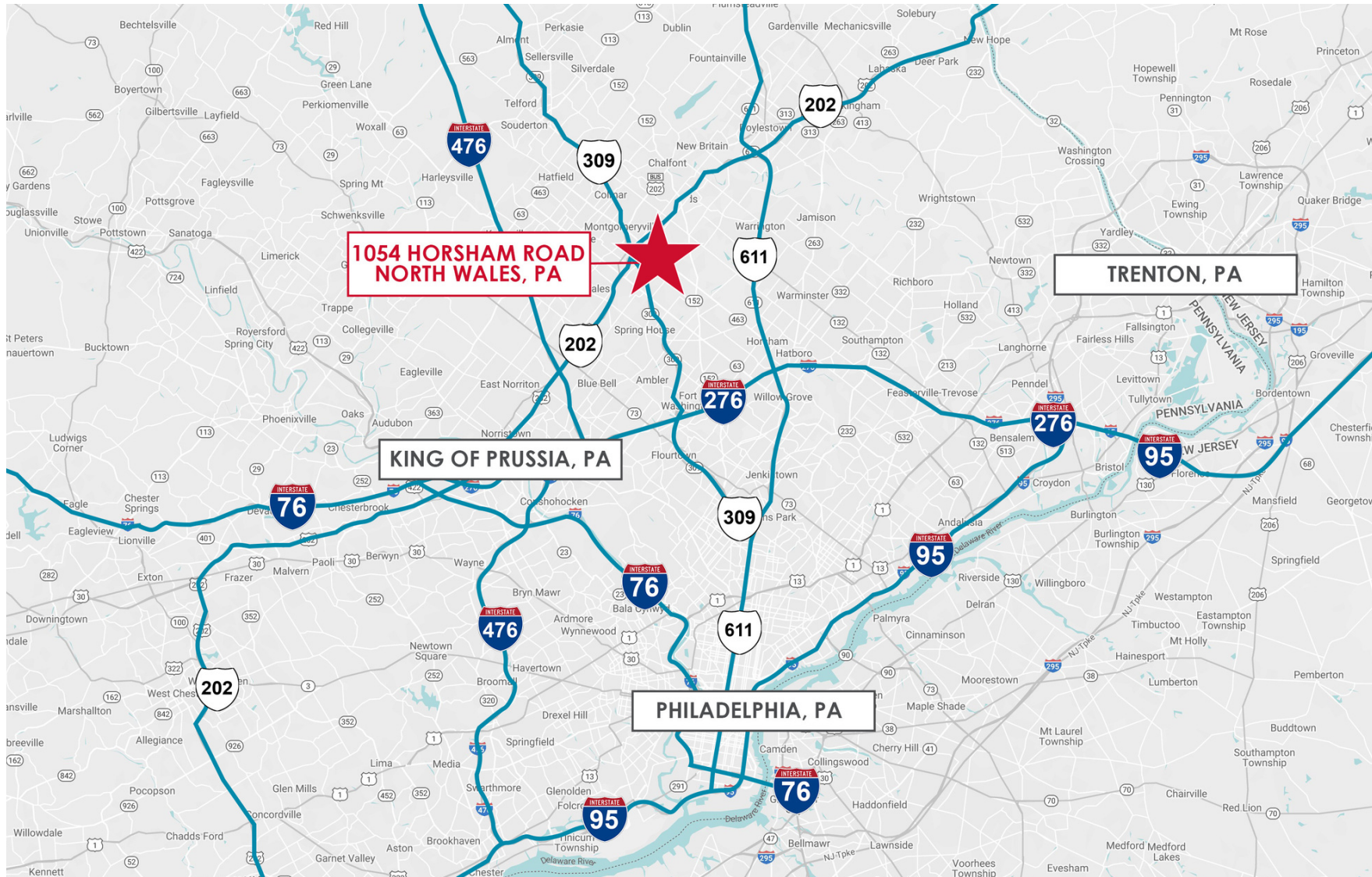
- 2.54 Acres of Industrial Land
- Approximately 6,000 SF of Shed Space
- Approximately 1,700 SF of Office Space
- Two Bedroom Apartment located on Second Floor of Office Space
- Zoned LI - Limited Industrial (Montgomery Township)
- Approximately 22,000 vehicles per day traffic count
- Any limited industrial use, including and restricted to scientific research laboratory, engineering center, administration (office building), manufacturing, fabricating, assembling, processing, warehousing and storage. Additionally, trade or professional schools, telecommunications facilities, grower/processor facilities are all allowable uses.

## AERIAL





## AREA MAP





## DEMOGRAPHICS MAP & REPORT

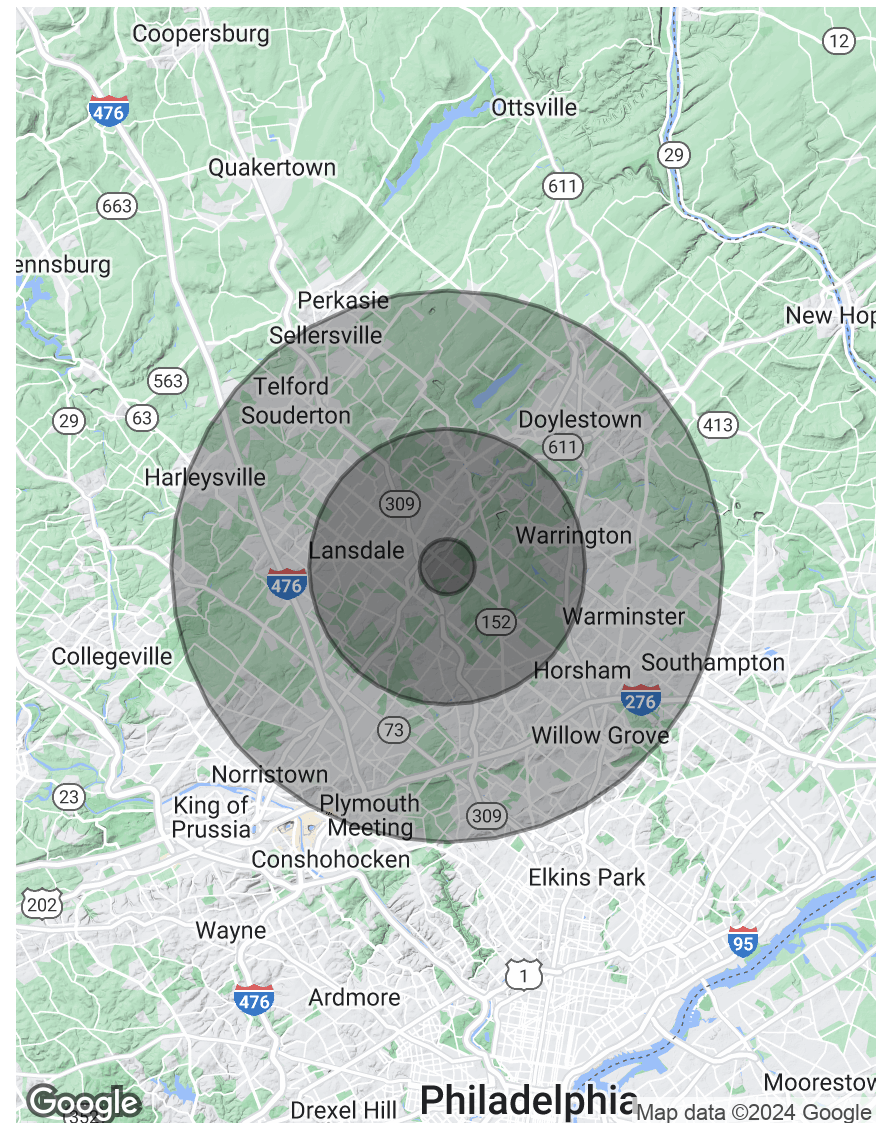
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,463	145,146	545,331
Average Age	47.2	44.0	43.8
Average Age (Male)	46.0	42.8	42.3
Average Age (Female)	48.0	44.9	44.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,622	57,018	218,043
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$126,771	\$128,011	\$119,598
Average House Value	\$314,183	\$373,391	\$352,303

2020 American Community Survey (ACS)





# CONTACT



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