

VALLEY GATE

ROUTE 611 (EASTON ROAD) & PAUL VALLEY ROAD
WARRINGTON (BUCKS COUNTY), PA



VALLEY GATE - FOR LEASE 4,050 SQUARE FEET AVAILABLE - WILL DIVIDE

LOCATION

Route 611 (Easton Road) & Paul Valley Road
Warrington (Bucks County), PA

PROPERTY HIGHLIGHTS

- 67 +/- Acre Mixed-Use Development
- **4,050 Square Feet Available - Will Divide**
- Located on Easton Road (Route 611)
- Excellent Access to PA Turnpike & Route 132
- Close to Doylestown, Willow Grove & Horsham
- Join Major Retail Along Route 611
- PA 611 (Easton Road) - 36,625 VPD



PLEASE CONTACT:

Gregory R. Bianchi

Vice President

T. 215-701-3840

gbianchi@eusrealty.com

Michele Grasso

Managing Director

T. 215-701-3818

michelegrasso@eusrealty.com

Brandon Blue

Sales Associate

T. 215-501-7305

bblue@eusrealty.com

USREALETY
ASSOCIATES, INC.
A Full Service Real Estate Company

120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003

T. 215-557-9900 F. 215-701-3839

www.eusrealty.com

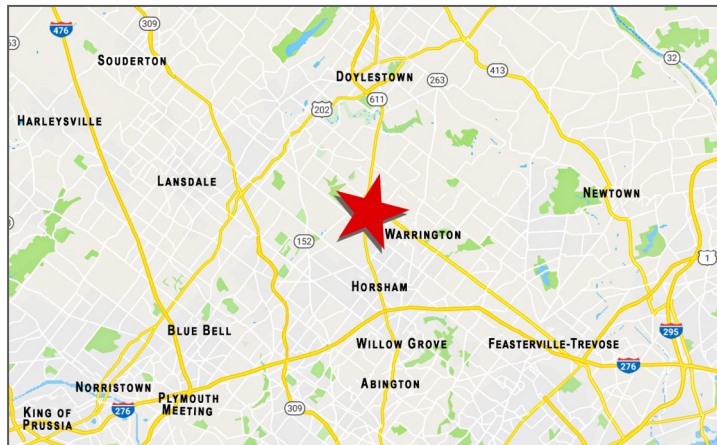
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WARRINGTON (BUCKS COUNTY), PA



DEMOGRAPHICS

| Population | 1 Mile | 3 Mile | 5 Mile |
|------------------------|-----------|-----------|-----------|
| 2019 Total Population: | 6,478 | 64,048 | 160,715 |
| 2024 Population: | 6,493 | 64,749 | 163,228 |
| Pop Growth 2019-2024: | 0.23% | 1.09% | 1.56% |
| Households | | | |
| 2019 Total Households: | 2,667 | 23,977 | 60,149 |
| HH Growth 2019-2024: | 0.71% | 1.10% | 1.63% |
| Median Household Inc: | \$73,504 | \$85,712 | \$87,510 |
| Avg Household Size: | 2.4 | 2.6 | 2.6 |
| Housing | | | |
| Median Home Value: | \$340,530 | \$328,416 | \$346,124 |
| Median Year Built: | 1977 | 1976 | 1979 |



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