

# 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**  
(2,700 SF Unit and 1,350 SF Unit)
- 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:

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**USREALTY**  
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A Full Service Real Estate Company

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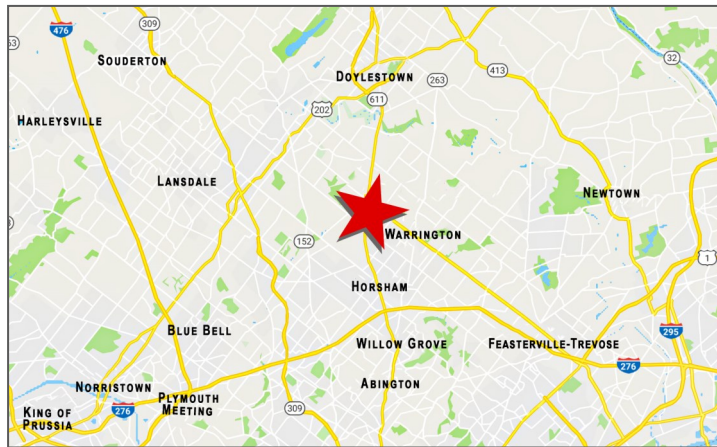
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## DEMOGRAPHICS

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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