

VALLEY GATE

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



VALLEY GATE 2,750 SQUARE FEET AVAILABLE

LOCATION

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

PROPERTY HIGHLIGHTS

- 2,750 Square Feet Available
- 67 +/- Acre Mixed-Use Development
- 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

USREALTY
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

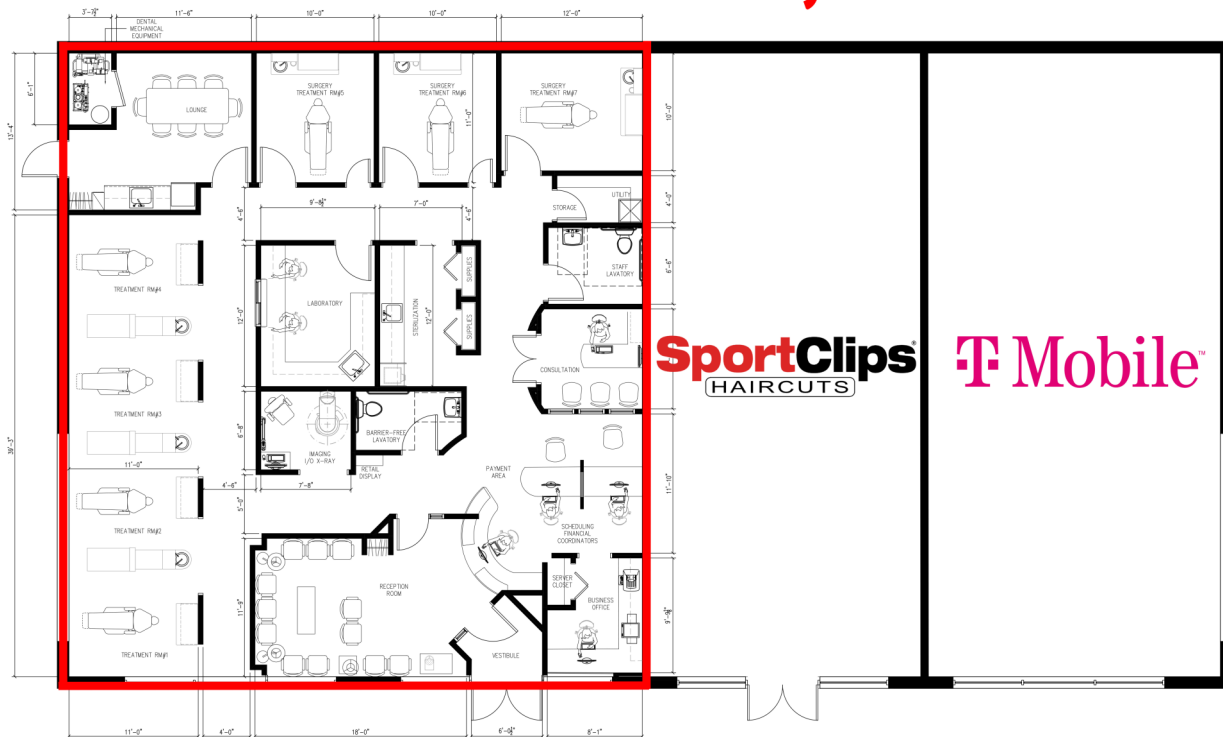
www.eusrealty.com

VALLEY GATE

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



AVAILABLE - 2,750 SF



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

USREALTY
ASSOCIATES, INC.
A Full Service Real Estate Company

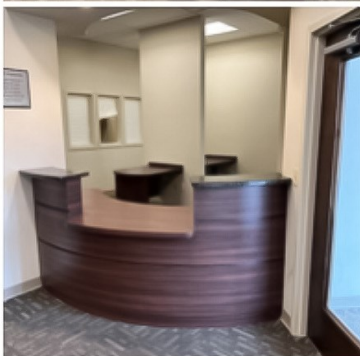
120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003

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

www.eusrealty.com

VALLEY GATE

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



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

USREALTY
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

*The foregoing information was furnished by sources deemed reliable, but no warranty or representation as to its accuracy.
Subject to errors, omission, changes of price, prior sale or withdrawal from market without notice.*

VALLEY GATE

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



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

USREALTY
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