

# 525

VIRGINIA DRIVE  
FORT WASHINGTON, PA

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**10.33 ACRE  
MIXED-USE DEVELOPMENT  
FOR SALE**



# PROJECT OVERVIEW

Ideally located in flourishing Fort Washington, 525 Virginia Drive is the ultimate opportunity for the region's newest, bespoke Live-Work-Play development. New zoning ordinance and design guidelines for the 10.33-acre site enacted by the Upper Dublin Township Commissioners, allow for a new mixed-use and multifamily development, conveniently located in an active office park setting. Situated just 1.5 miles from Exit 339 of the Pennsylvania Turnpike and Route 309, the property sits in an amenity-rich area, bolstered by surrounding retail, including Wawa, LifeTime Fitness, Esporta Fitness, Starbucks, Chipotle, and Dunkin.

# 525

# VIRGINIA DRIVE

525 VIRGINIA DRIVE, FORT WASHINGTON, PA

## POTENTIAL USES



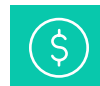
**Office buildings**



**Retail**



**Hotels**



**Banks with drive-through facilities**



**Theaters**



**Medical facilities, animal hospitals**



**Pharmacy with drive-through facilities**



**Schools**



**Library**



**Laboratories and research development facilities**



**Museum**



**Place of Worship**

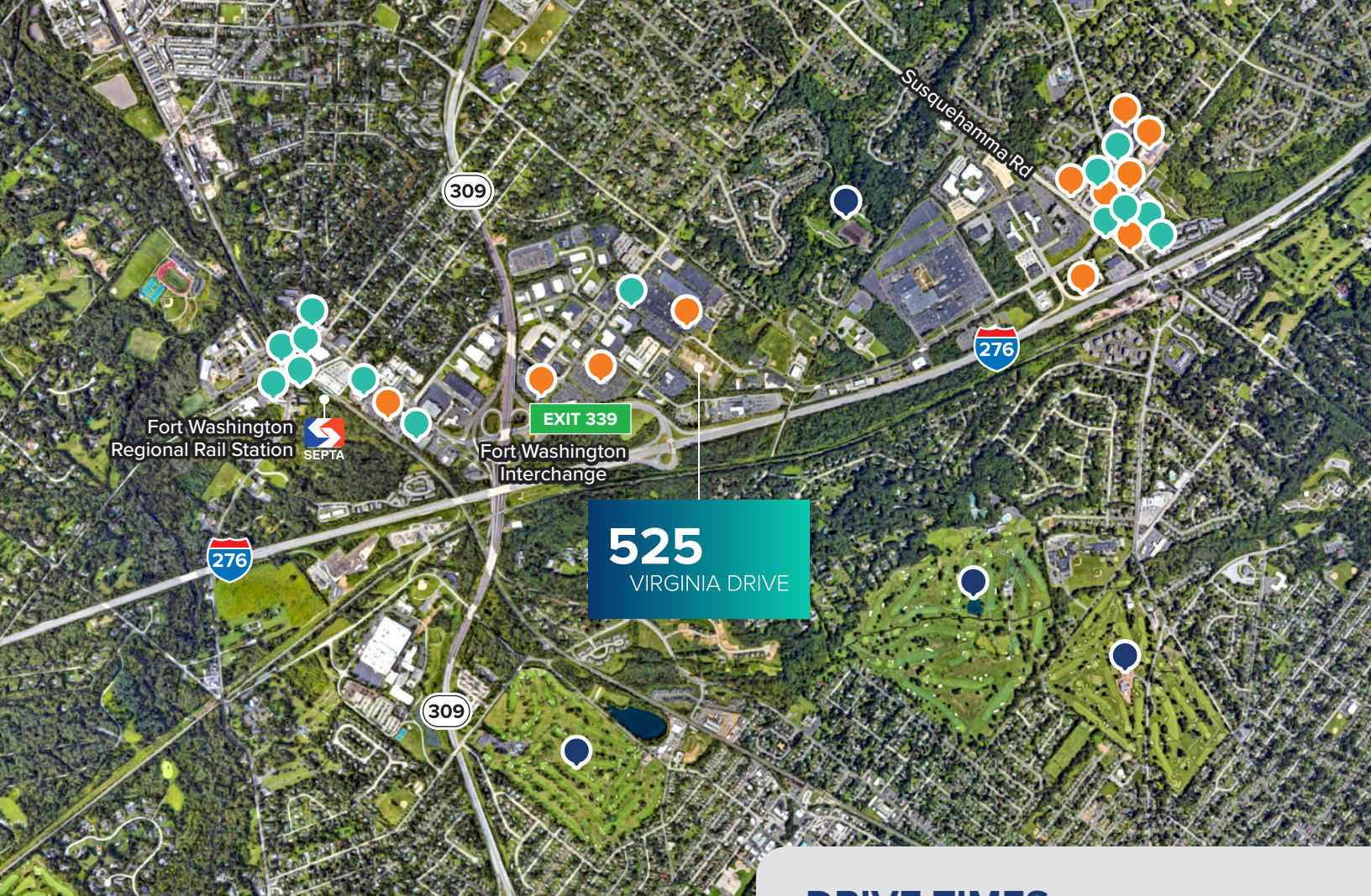


**Public and private recreation lands or facilities**



**Restaurants, both stand-alone and as part of another building**





## NEARBY AMENITIES

### Food & Drink

Cantina Feliz  
 Chipotle Mexican Grill  
 Dunkin'  
 Garbanzo Mediterranean Fresh  
 Little Italy Pizza  
 lucianis pizzeria & Grill  
 Mama's Pizza IV  
 McDonald's  
 PrimoHoagies  
 Starbucks  
 Sum Pig  
 Wawa  
 Wendy's  
 Zakes Cafe

### Shopping & Necessities

Best Western  
 CVS  
 Esporta Fitness  
 George's Market at Dreshertown  
 Gulf  
 Holiday Inn Express & Suites  
 Life Time  
 Rite Aid  
 Sunoco Gas Station  
 Upper Dublin Public Library  
 Wells Fargo Bank

### Recreation

LuLu Country Club  
 Manufacturers' Golf & Country Club  
 Mondauk Manor Park  
 Sandy Run Country Club

## DRIVE TIMES

Minutes from site

- 4** to Exit 339/Fort Washington Interchange
- 4** to SEPTA Fort Washington Regional Rail Station
- 21** to King of Prussia
- 34** to Philadelphia International Airport
- 35** to Center City Philadelphia

## DEMOGRAPHICS

Within 5 miles of the site

-  Population: **209,069**
-  Population with bachelor's degree or higher: **48%**
-  Median household income: **\$91,893**
-  Businesses: **12,190**
-  Employees: **126,091**
-  Total consumer spending: **\$3B**





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