



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Medical/Office Space For Lease

3,000 SF - 9,000 SF

91 North York Road • Willow Grove • PA

Call: 215-300-9688

**Steve Jeffries**  
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**Jake Doyle**  
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## Location Overview

Located in Willow Grove adjacent to SEPTA'S Regional Rail Willow Grove Station (Warminster Line) and only 1.5 miles from the PA Turnpike. The property is also accessible by SEPTA bus lines, 22, 55, 95 & 105.

Traffic Count:

- Davisville Rd: 11.4K

- N York Rd: 29.1 K

Nearby tenants include Honeygrow, Wawa, Manhattan Bagel, Panera Bread, Cheesecake Factory, Willow Grove Park Mall, Willow Grove Shopping Center, Willow Grove Pointe Shopping Center, Giant, Aldi, Huntingdon Valley Country Club, Jefferson Abington Hospital, & more



**3,000-9,000 SF**

Total SF

## Main Highlights

- ▶ +/- 3,000-9,000 SF class A office/medical space located on the 2nd floor
- ▶ Private entrance & separate elevators (off of Davisville Rd)
- ▶ Attached parking garage
- ▶ Building signage available on a highly trafficked intersection
- ▶ Delivery/drop off lane
- ▶ Co-Tenants: Jefferson Health - MossRehab Institute for Brain Health (MRIBH)
- ▶ Brand new mixed-use development with high end amenities available to tenants (pool, fitness center, business center, courtyard, clubhouse & more)



**3**

Number of Units

FOR LEASE • 3 Units • Medical/Office Space • 3,000 SF - 9,000 SF


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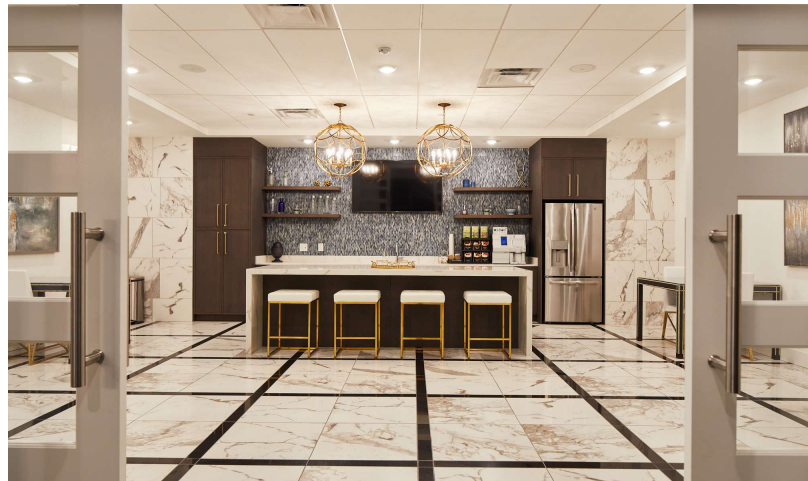
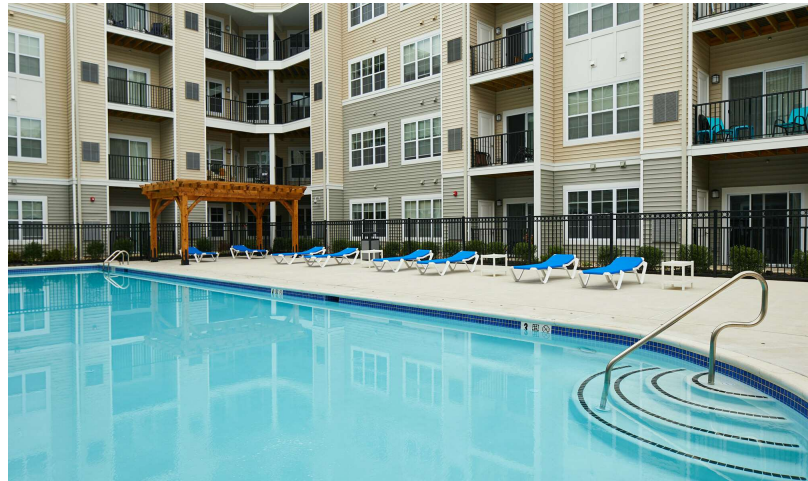
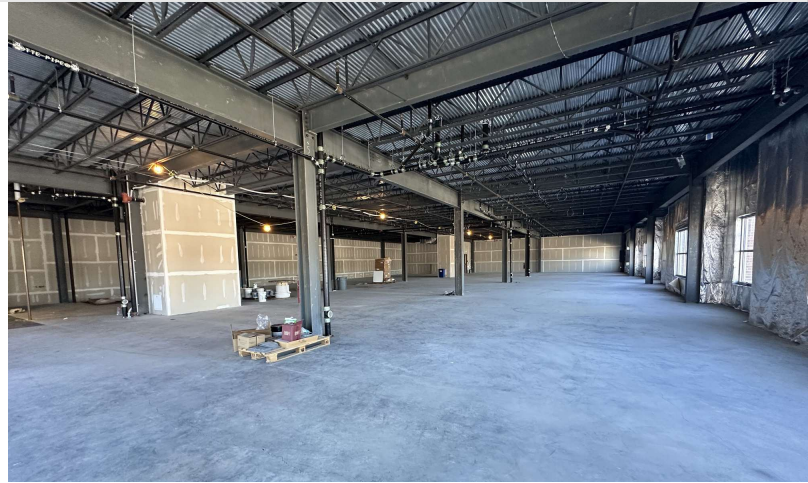
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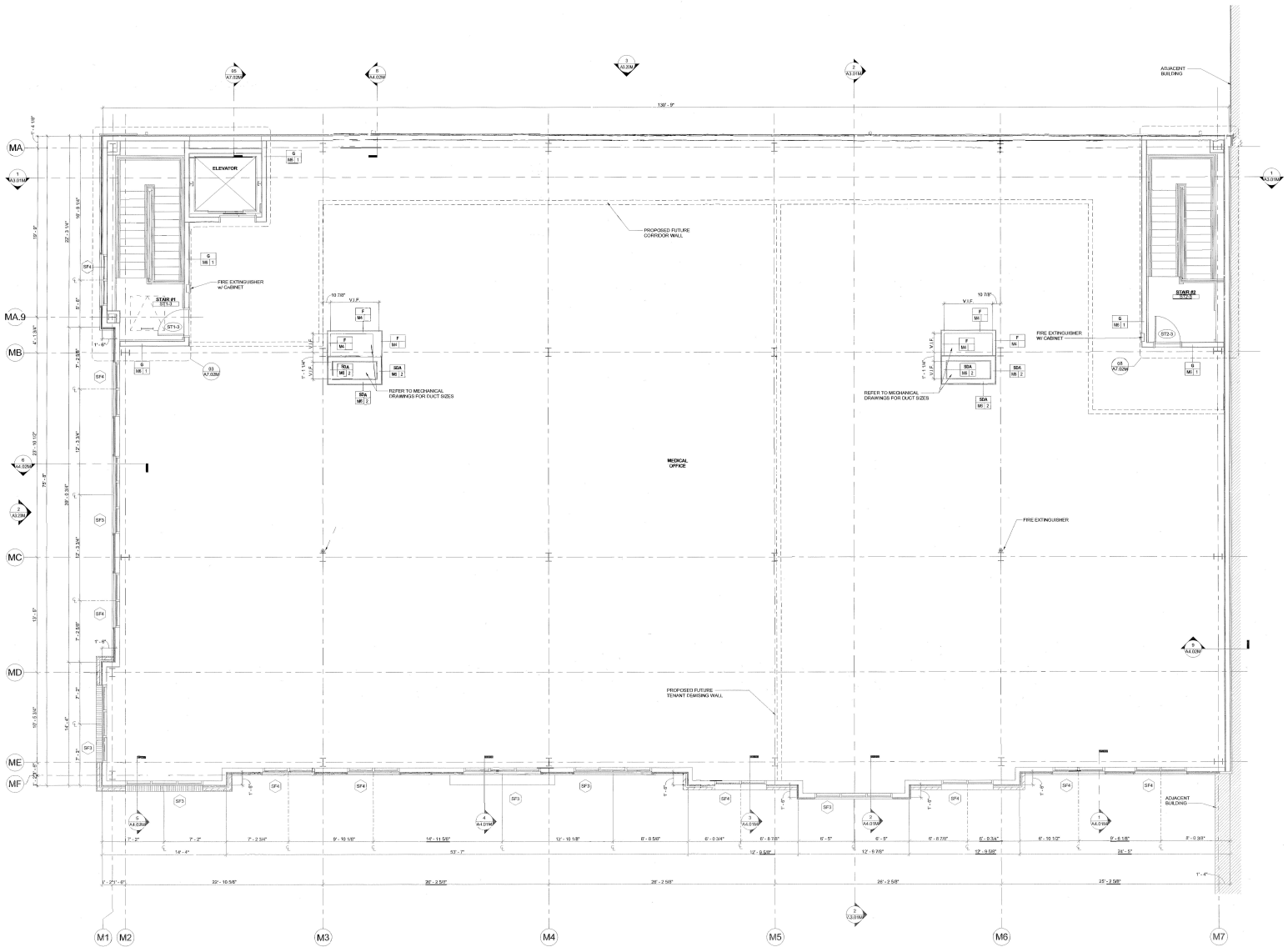
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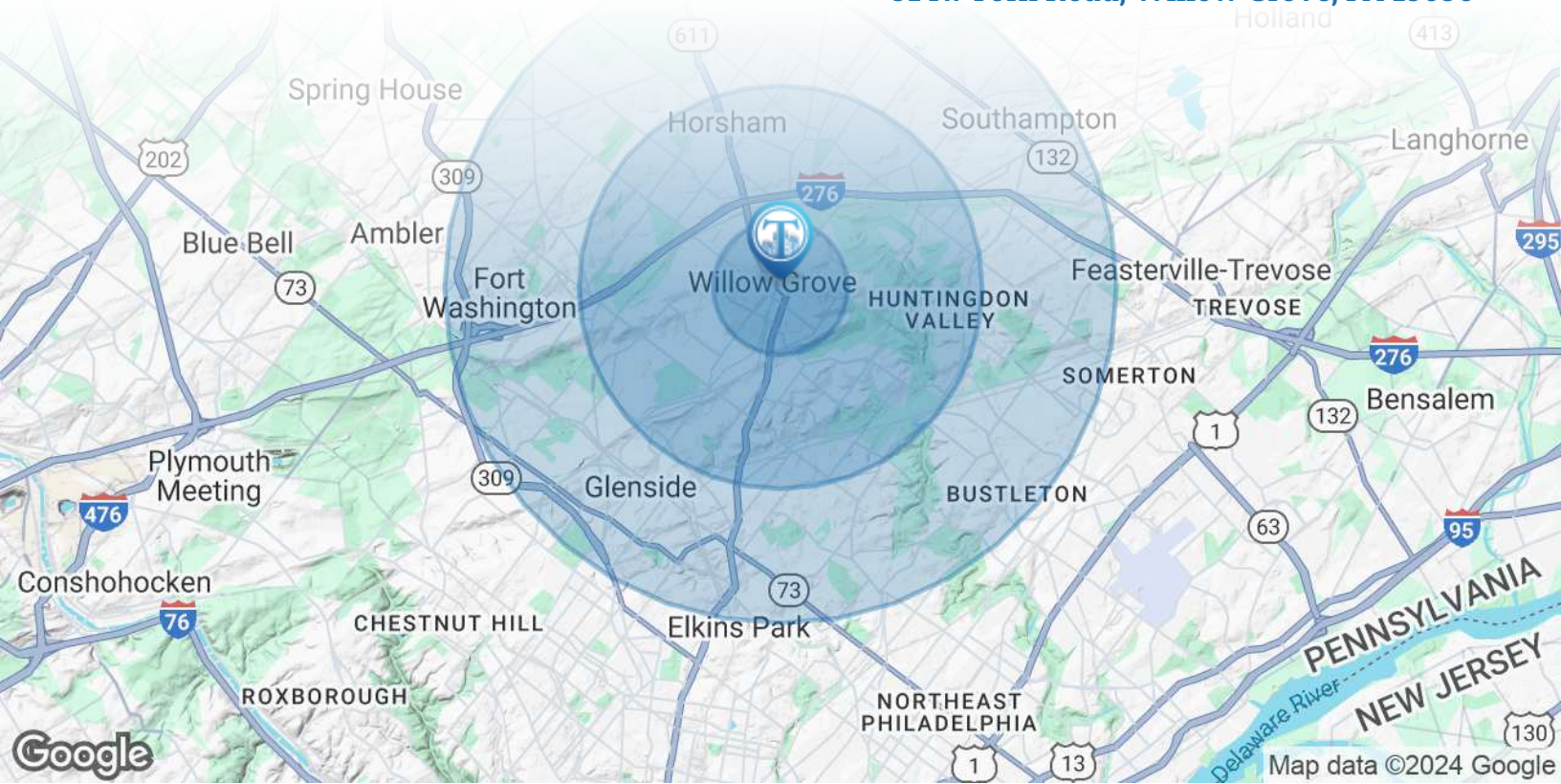
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# Area Demographics

91 N. York Road, Willow Grove, PA 19090



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	15,977	89,425	245,949
Average Age	39.8	40.7	43.9
Average HH Income	\$134,023	\$148,241	\$152,479
Est. Total	6,169	48,202	129,670



**245,949**

People within 5 Miles




**\$152,579**

Avg Household Income

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