

±1.5 Acre Property For Sale

Executive Summary

Easton (Rt 611) & York (Rt 263) Roads | Willow Grove, PA 19090



OFFERING SUMMARY

Available Acreage:	±1.5 Acres
Sale Price:	Available Upon Request
Lot Size:	1.5 Acres
Zoning:	TC-1

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	17,410	89,635	238,001
Average HHI	\$131,950	\$147,688	\$148,663
Employees	6,946	49,769	130,057
Total Businesses	757	4,088	11,854

PROPERTY HIGHLIGHTS

- Prime ±1.5 acre development opportunity on Easton Rd.
- Development opportunity for retail, multi-family, hospitality, medical
- Buildings on property: main building - bar/restaurant, 2 homes converted to apartments, small retail building with 2 stores
- 65' height limit with frontage on Easton & York Rds
- Centrally located in the hub of Willow Grove
- Approximately 1 mile south of PA Turnpike & 800' from Septa Train Station
- Zoned TC-1 highest density zoning
- Traffic Count Easton Rd north & south 27,380 VPD, York Rd/Rt 263 north 6,979 VPD, Cedar Ave/Rt 263 south 6,867 VPD



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
 610.400.3018 | ArrowRealEstateServices.com



JERRY WARD

215.262.0691

jerry@arrowcre.com

±1.5 Acre Property For Sale

Retailer Map

Easton (Rt 611) & York (Rt 263) Roads | Willow Grove, PA 19090



±1.5 Acres For Sale
210 Easton Rd
Willow Grove, PA

Site Approved for
Multi-Family
Housing

Thrift
SUPERSTORE

GIANT

verizon

Wawa

Manhattan
BAGEL

SportClips
HAIRCUTS

Wild Fork

honeygrow

Panera
BREAD

BURGER
KING

Marshalls
five
BELOW

Google

Map
Data
2024



ARROW

Real Estate Services



Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

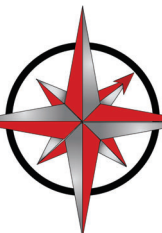
JERRY WARD
215.262.0691

jerry@arrowcre.com

±1.5 Acre Property For Sale

Retailer Map

Easton (Rt 611) & York (Rt 263) Roads | Willow Grove, PA 19090



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

JERRY WARD

215.262.0691

jerry@arrowcre.com