

MSC



ABINGTON, PA

# 1640 OLD YORK ROAD

±5,700 SF NEW CONSTRUCTION RETAIL





# 1640 OLD YORK ROAD

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- High profile location and great visibility on heavily trafficked Old York Road (Route 611) (30,933 AADT)
- 5,700 SF (divisible) ground floor retail office space in a purpose-built student housing project for Penn State Abington
- Ideal location for creative office, medical, or daily use categories as amenities for housing above
- Rare full access from northbound and southbound Route 611

## DEMOGRAPHICS



### EST. POPULATION

1 mi 15,131 | 3 mi 88,957 | 5 mi 286,051



### EST. AVERAGE HH INCOME

1 mi \$105,846 | 3 mi \$117,716 | 5 mi \$108,599



### EST. TOTAL EMPLOYEES

1 mi 7,403 | 3 mi 62,339 | 5 mi 156,594



### MEDIAN AGE

1 mi 40.2 | 3 mi 42.7 | 5 mi 42.5

## JOIN THESE AREA TENANTS

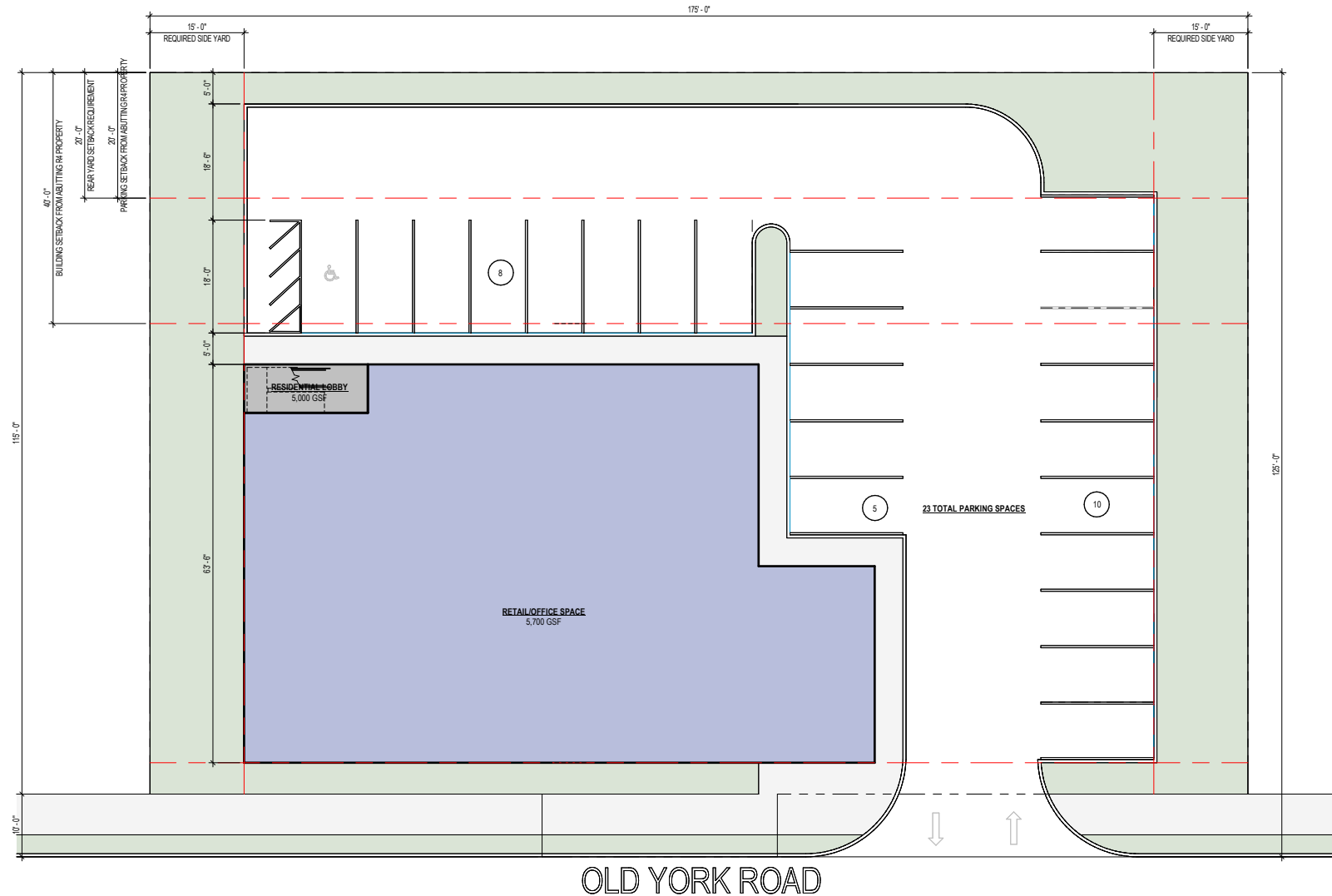




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