

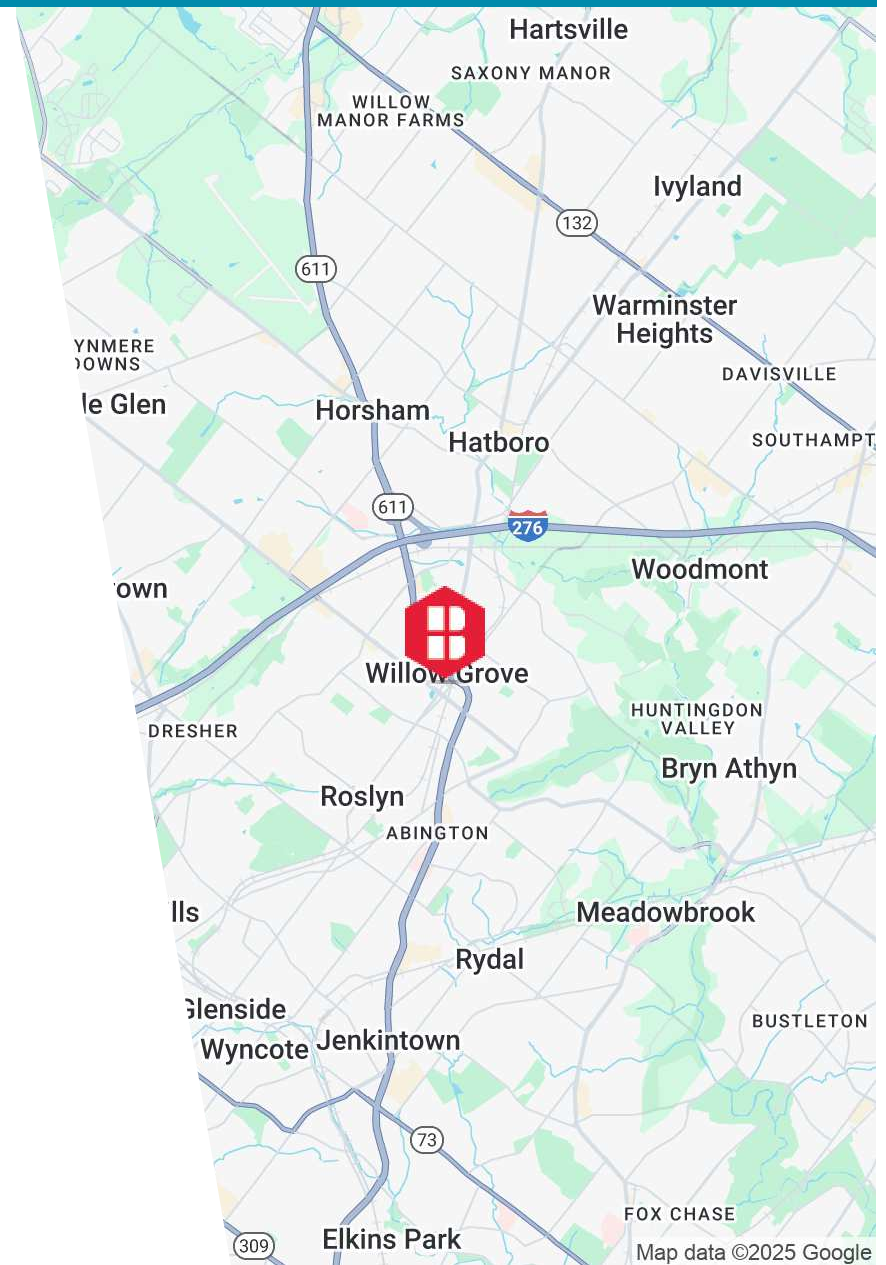
31 EASTON ROAD
WILLOW GROVE, PA

AVAILABLE FOR SUBLEASE
FLEX SPACE

3,495 SF

PROPERTY HIGHLIGHTS

- 3,495 SF Available
- Sublease expiration date of May 31, 2027
- Two (2) Private Entrances
- On-Site Personal Vehicle Parking
- Private Loading Area
- Fully Sprinklered
- Employee Break Room
- Separate Restroom Facilities
- The property is located in the heart of Willow Grove, offering nearby access to highly traveled York Rd, the PA Turnpike, and Center City Philadelphia.



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

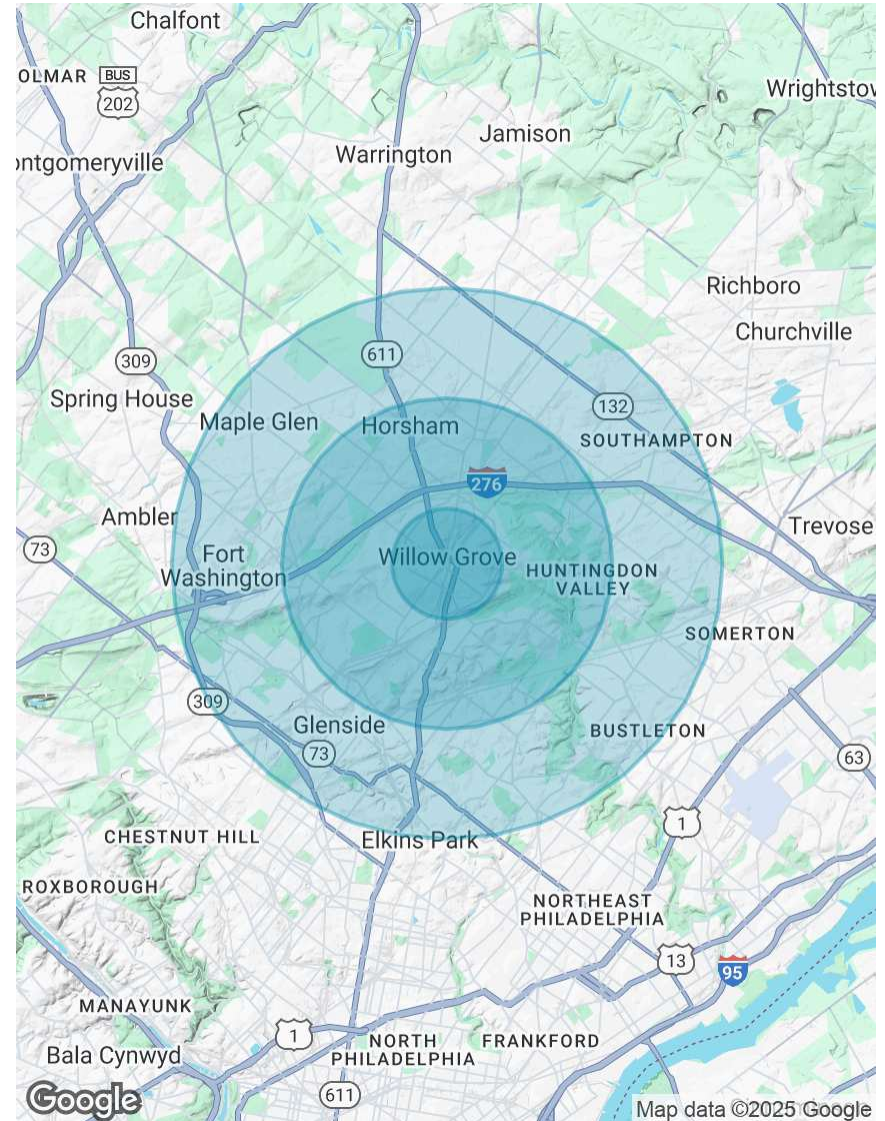
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,446	87,449	268,500
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,639	33,961	104,162
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$124,385	\$134,763	\$134,934
Average House Value	\$383,433	\$451,726	\$441,653

Demographics data derived from AlphaMap



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