



Traffic count: ±25,000 vehicles per day



Property Highlights

- Newly acquired by active local ownership committed to tenant satisfaction. Two turnkey office spaces available on the second floor.
 - 2,642 and 2,729 RSF respectively - can be combined for 5,371 RSF
 - ADA accessible
- Ample parking with over 80 onsite parking spaces.
- Elevator served office space providing ADA accessibility.

Location Highlights

- Coming soon: New 260 Unit Luxury apartment development across the street at The Willow Grove Shopping Center.
- Conveniently located within 1.3 miles of the Willow Grove Interchange providing easy access to all major highway corridors.
- Within walking distance to SEPTA commuter rail service at the Willow Grove Train Station (R2 Line), and SEPTA commuter bus service on Easton and Old York Roads (Routes 611 and 263) via Routes 22 and 98.

33 Easton Road

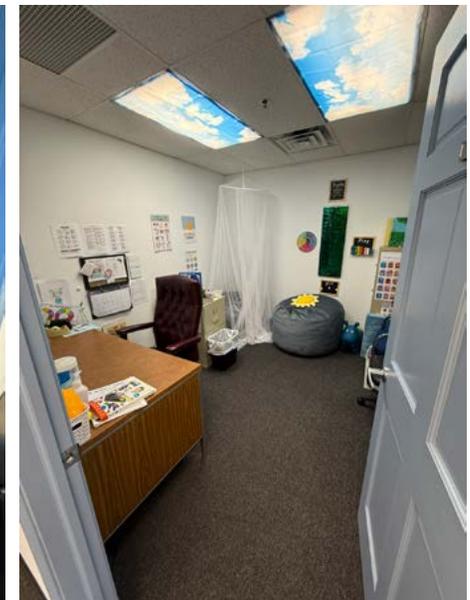
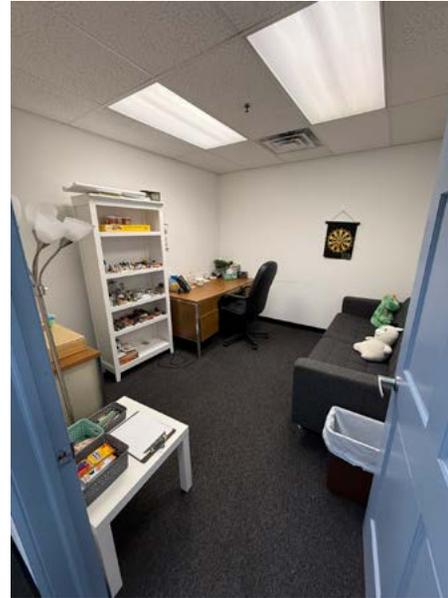
- 2,397 RSF of inline retail space
- Currently occupied as a small grocery store with in store deli.
- Open floor plan with visibility on Easton Road
- Second egress/accessibility from rear parking lot in addition to front parking
- Can be made available within 60 days of notice
- \$18 PSF NNN

49 Easton Road, Suites 202 & 203

- Suite 202 & 203 consist of 2,642 RSF and 2,729 RSF of turnkey office space.
Can be combined for 5,371 RSF
- All offices are ADA accessible
- Lease rate and term negotiable
- Suite 203 is 2,729 RSF of turnkey office space with ADA accessibility
- 11 private offices w/ 6 along windows (need to rephrase this better)
- Conference / Break room w/kitchenette
- Copy Room
- Large center hallway for seating or bullpen area



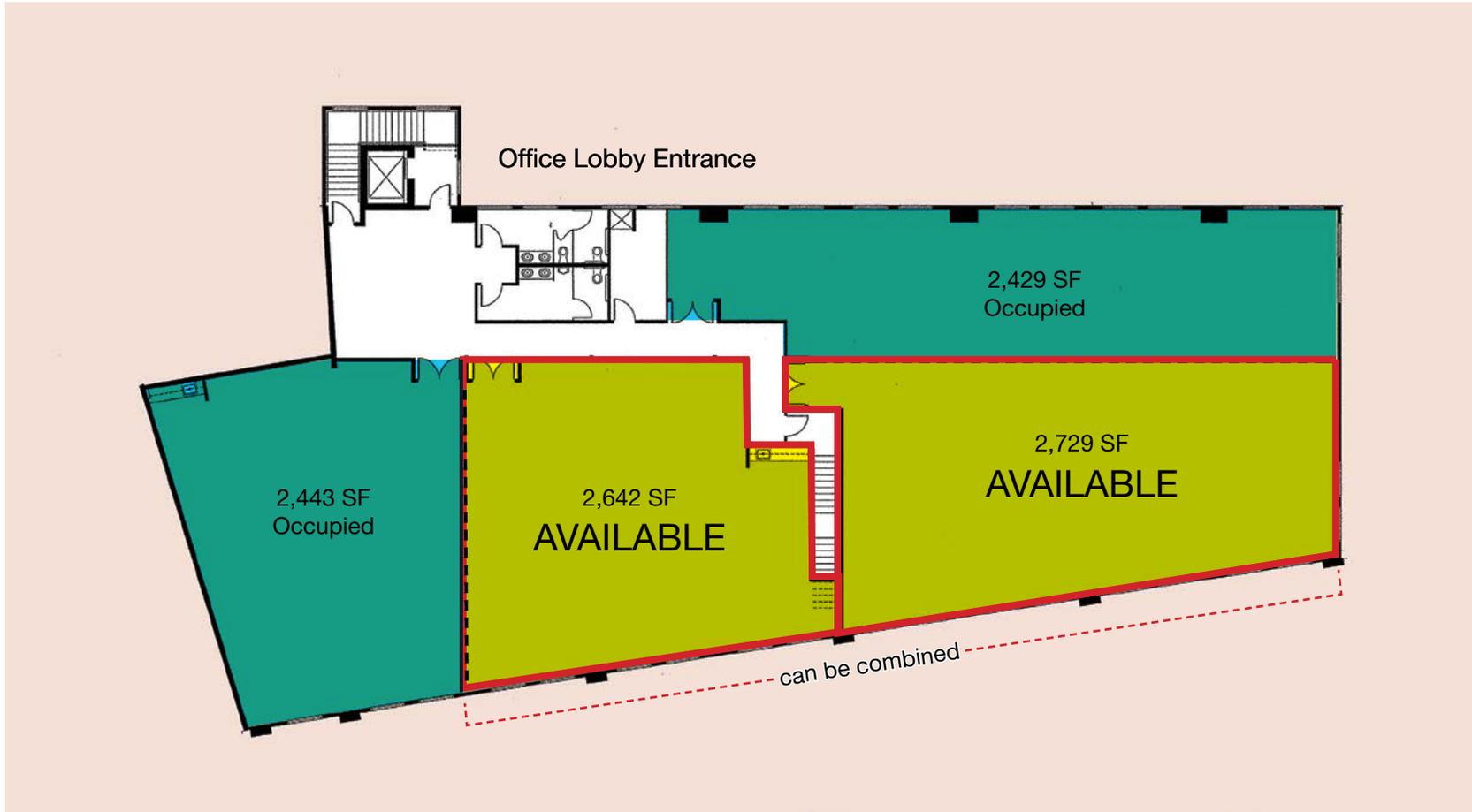




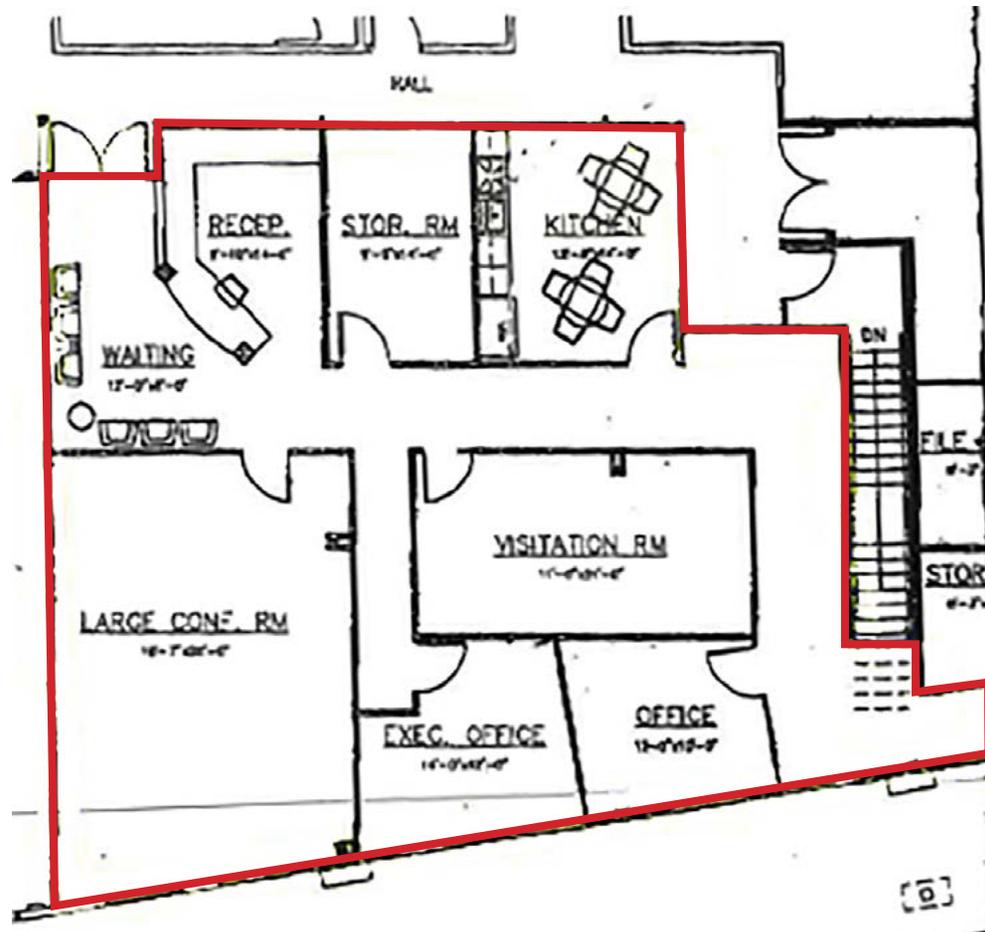
31-49 Easton Road Retail Availability



49 Easton Road - 2nd Floor Office Space Availability

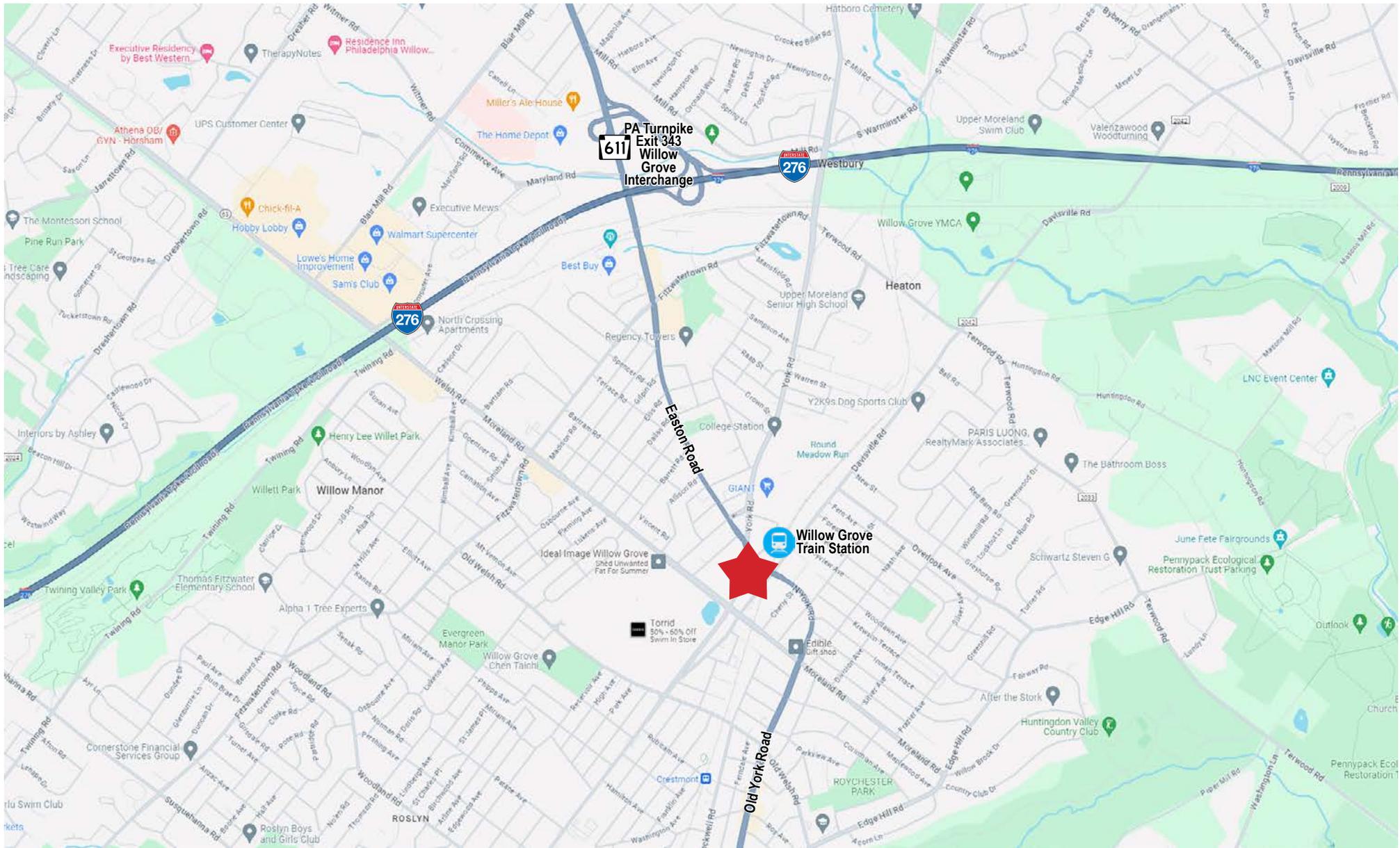


49 Easton Road - 2nd Floor Suite 202



31-49 Easton Road
Willow Grove, PA

Location



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