

# FOR SALE - MIXED-USE PROPERTY

31 Park Avenue, Oreland, PA 19075

## FEATURES

- ▶ Very well-maintained 4,189 SF Building
- ▶ 10,585 SF corner lot
- ▶ 1,675 SF of commercial space on 1st floor
- ▶ 3 Bedroom apartment spans 2nd & 3rd floors
- ▶ High visibility location
- ▶ An abundance of on-site parking
- ▶ One block from SEPTA Regional Rail Oreland Station
- ▶ SEPTA bus (95) at curbside
- ▶ Convenient to the area's major roadways
- ▶ Ideal for a variety of uses

\*Measurements per county assessor

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,068	88,083	281,139
Average Income	\$160,263	\$168,999	\$147,375
Total Businesses	342	38,88	13,186
Total Employees	2,437	45,244	131,278



## Walsh Commercial Real Estate, LLC

3 Village Road, Suite 200 | Horsham, PA 19044  
 215-836-1340 | [walshcre.com](http://walshcre.com)

Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is subject to errors, omissions.

This property is offered subject to change of price, prior sale, lease, and or withdrawal without notice.

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