

210-220 N. YORK ROAD, WILLOW GROVE, PA 19090

EASTON RD. (RT 611) & YORK RD. (RT. 263)

PRIME 1.47 +/- ACRE DEVELOPMENT OPPORTUNITY



DELPHI
PROPERTY GROUP LLC

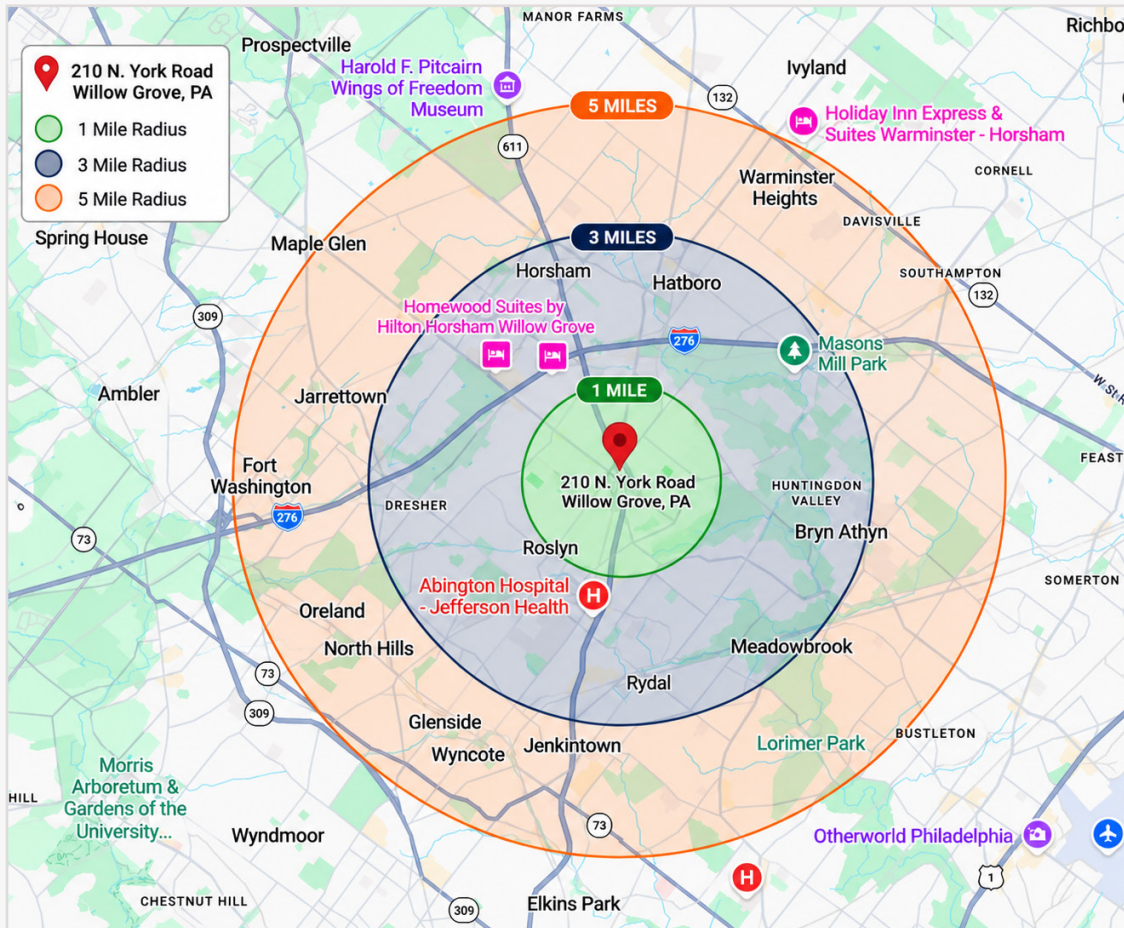
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FEATURES

- Prime 1.47 +/- acre development opportunity, ideal for mixed-use, hospitality, medical, multi-family & retail
- Located in the hub of Willow Grove Retail District
- Frontage and Access from: Easton Rd. - York Rd. & Center Ave. with unsurpassed exposure and traffic counts exceeding 39,000 VPD
- Approximately one mile south of PA Turnpike & one block away from the SEPTA Station @ Willow Grove
- Zoned TC-1: permits a higher density of development

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	17,166	90,119	241,045
Average Income:	\$135,201	\$147,521	\$153,979
Total Businesses:	970	4,358	12,381
Total Employees:	6,868	52,609	131,834