

31-49 Easton Road
Willow Grove, PA

For Lease



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.
- Elevatored serviced 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

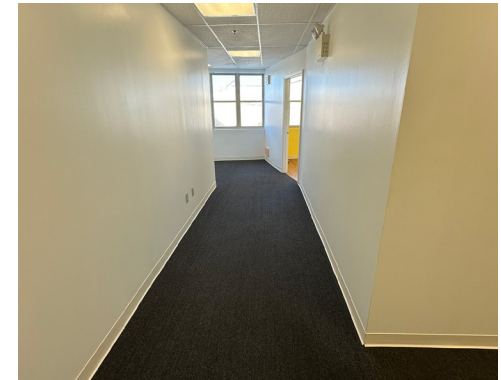
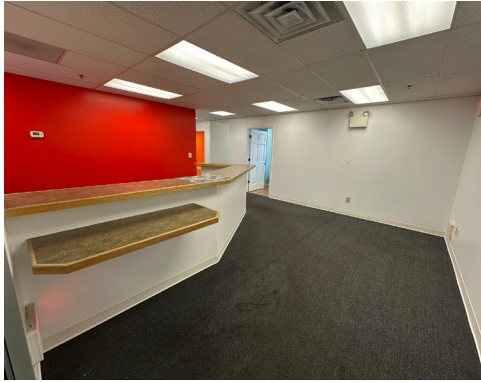
49 Easton Road, Suites 202 & 203

- 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 with 6 featuring window lines
 - Conference / Break room w/kitchenette
 - Copy Room
 - Large center hallway for seating or bullpen area



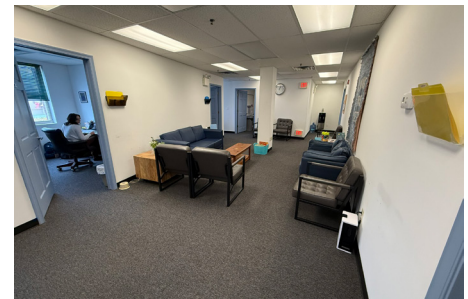
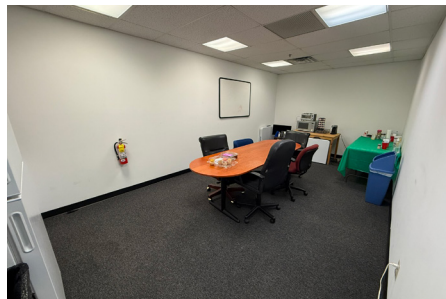
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Suite 202 Photos



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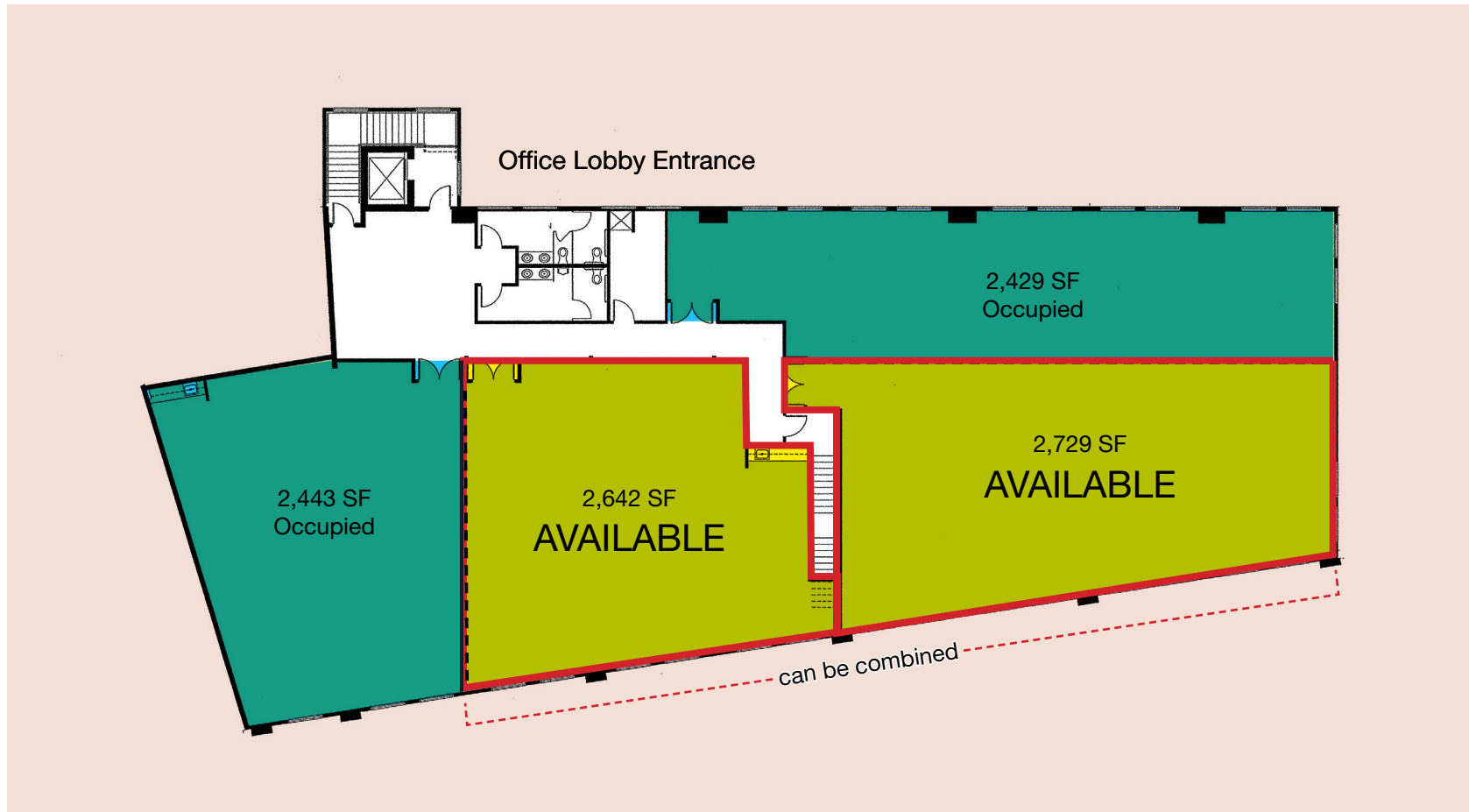
Suite 203 Photos



31-49 Easton Road Retail Availability



49 Easton Road - 2nd Floor Office Space Availability



Hand-drawn floor plan of a prison cell block. The plan shows several rooms: RECEPTION (8'-0" x 6'-0"), STORAGE ROOM (8'-0" x 6'-0"), KITCHEN (12'-0" x 6'-0"), WAITING (12'-0" x 6'-0"), LARGE CONF. RM (16'-0" x 12'-0"), VISITATION RM (12'-0" x 12'-0"), EXEC. OFFICE (16'-0" x 12'-0"), and OFFICE (12'-0" x 12'-0"). A red line outlines a specific area including the RECEPTION, STORAGE ROOM, KITCHEN, WAITING, and LARGE CONF. RM. A staircase labeled "DN" is located to the right of the red-outlined area. The plan also shows a "HALL" at the top and a "FILE" room on the right.

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Location

