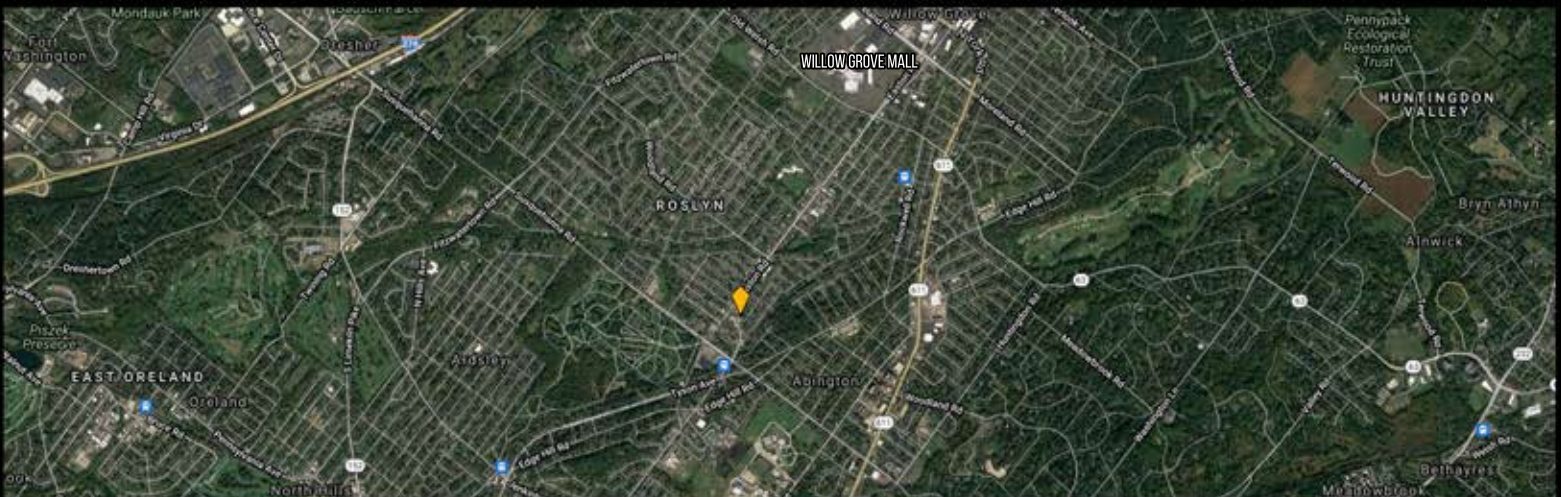


1177 - 1185 EASTON RD., ABINGTON, PA

FOR IMMEDIATE LEASE



JIM KAHN | KAHN & CO REAL ESTATE | (215) 654-0500 | JIMKAHN@KAHNANDCO.COM



PROPERTY ADDRESS: 1 177-1185 Easton Rd.
Abington Township, PA

TOTAL LOT SIZE: .566 Acres

EXISTING PARKING: 20+ Spaces

DRIVEWAY ACCESS: 3 Driveways on Easton Rd.

CURRENT BUILDING SIZE: 4,675 +/- sq. ft. - plus Full Basement Commercial Building
1,648 +/- sq. ft. Residence

CURRENT BUILDING DESCRIPTION: Fully renovated 100+ seat sit-down restaurant
w/ separate pizzeria kitchen and dining area
plus detached Single Family Dwelling

ZONING: Main Street Village Commercial

REAL ESTATE TAXES: \$13,490.00

TRAFFIC COUNT: 16,254 ADT

ASKING RENTAL: \$9,000/month NNN

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,512	94,957	293,380
HOUSEHOLDS	5,774	37,060	114,430
AVERAGE HH INCOME	\$103,839	\$118,273	\$105,798