



PROFESSIONAL OFFICE PROPERTY AVAILABLE FOR SALE OR LEASE



1021 OLD YORK ROAD | ABINGTON, PA



Wolf Commercial Real Estate
www.WolfCRE.com



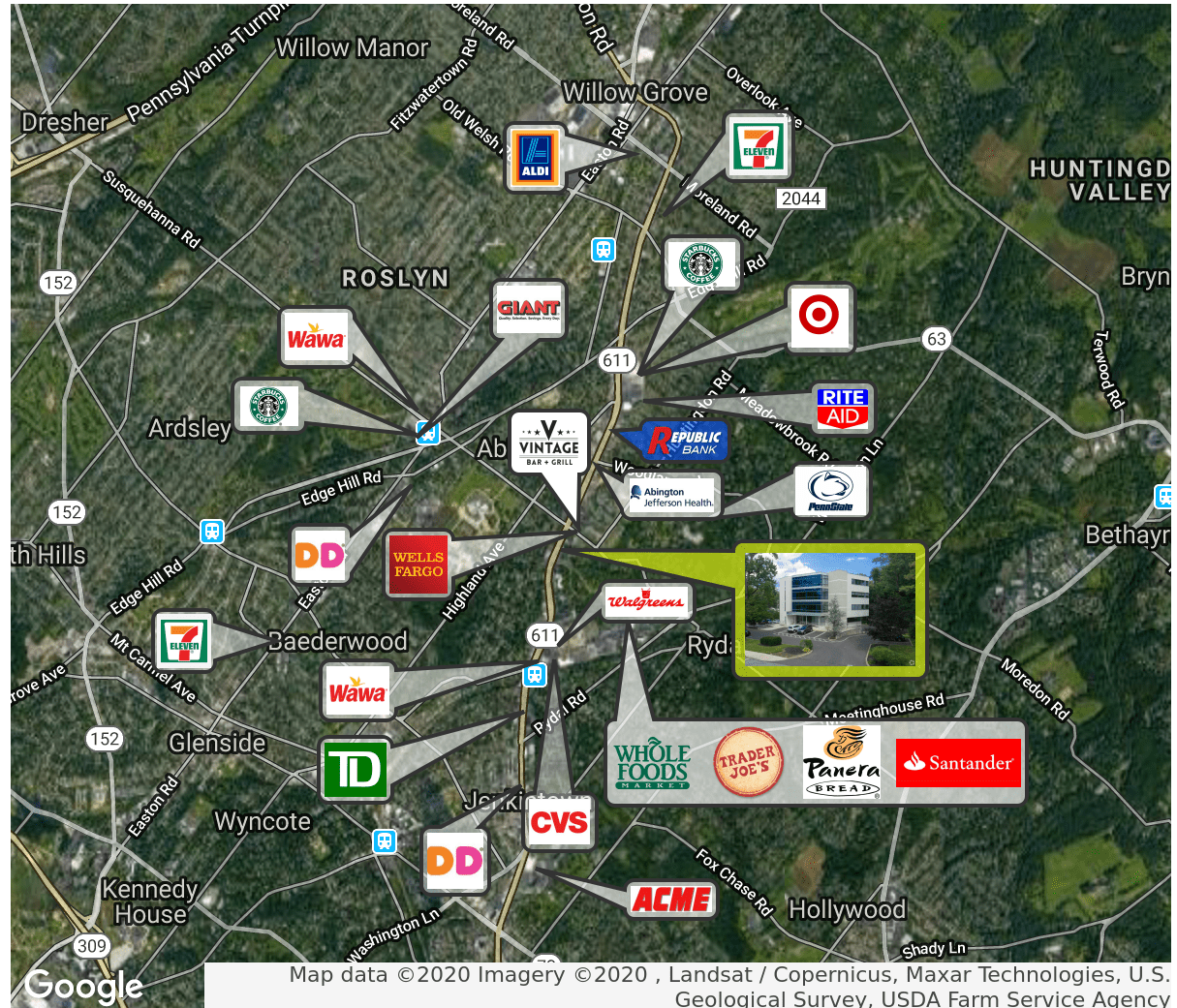
PROPERTY DESCRIPTION

Location	1021 Old York Road Abington, PA 19001
Size / SF Available	1,500 - 8,000 SF
Lease Price	\$18.00/SF (NNN)
Signage	Pylon Signage Available on Old York Road (37,000 VPD)
Property / Area Description	<ul style="list-style-type: none"> • Ideal for professional office or medical use • Fully built out office space with premier finishes • Pylon Signage Available on Old York Road (37,000 VPD) • Building security system in place • Blocks away from SEPTA train station and bus stop • Located in area with numerous amenities • Close proximity to Abington Hospital and Penn State Abington

Contact Us

Mitch Russell
Senior Associate
215.799.6143
mitch.russell@wolfcre.com

Ty Martin
Associate
215.799.6144
ty.martin@wolfcre.com



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ADDITIONAL PHOTOS



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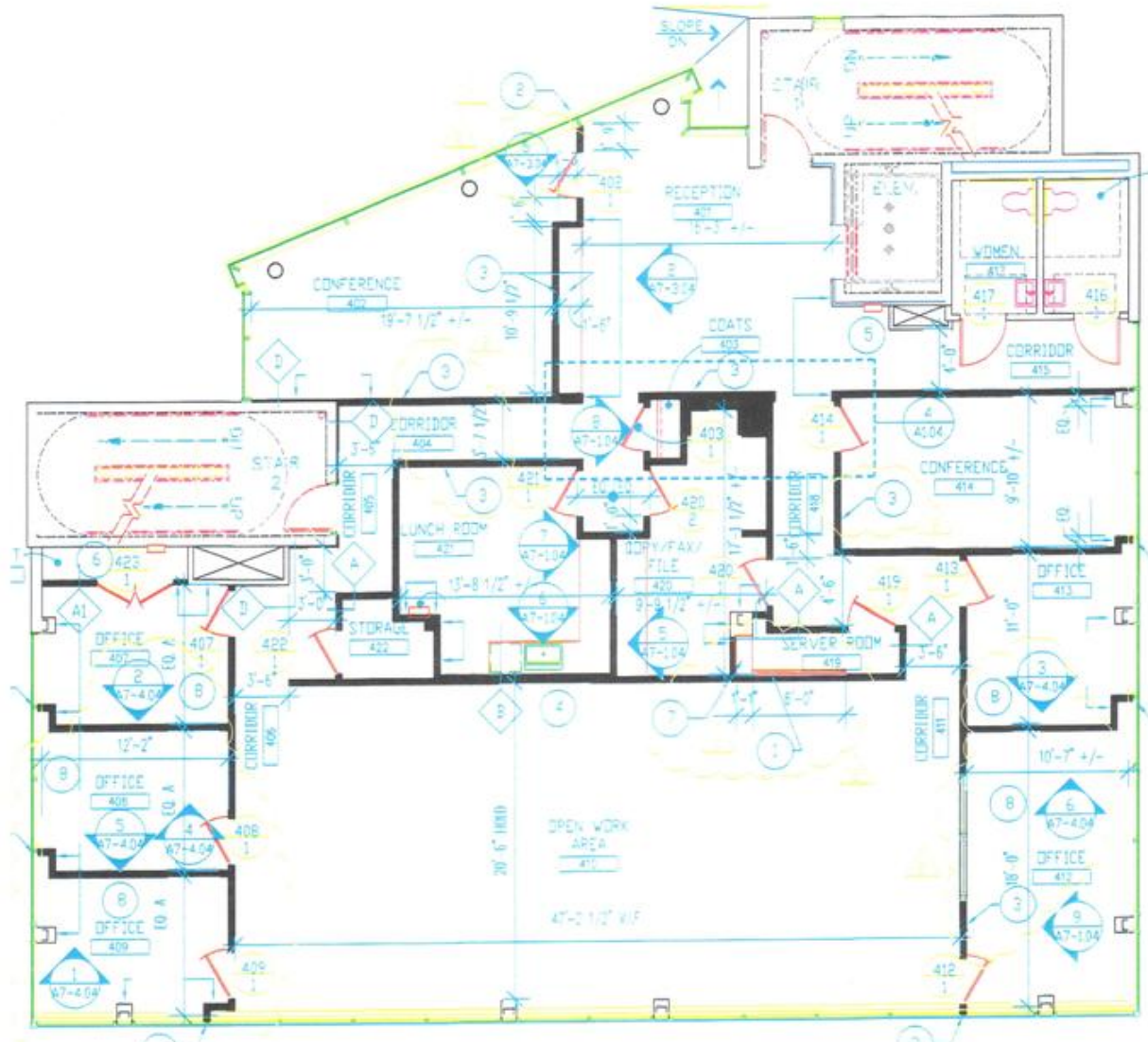
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FLOOR PLANS



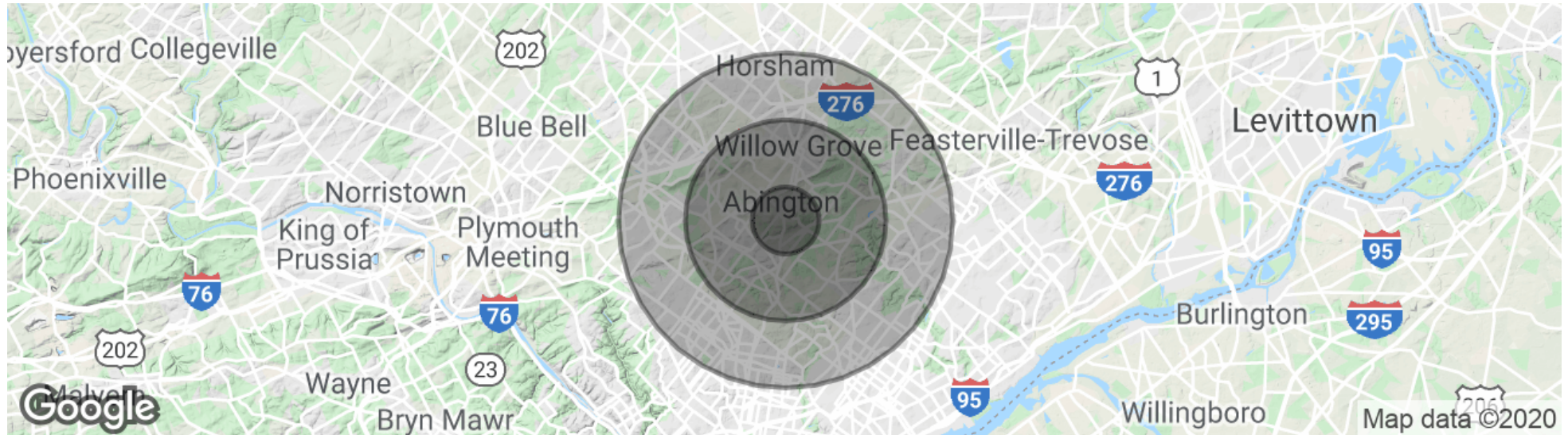
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,789	108,859	383,267
Median age	44.6	42.4	40.7
Median age (Male)	44.3	41.5	38.6
Median age (Female)	45.2	42.9	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,916	42,936	150,071
# of persons per HH	2.4	2.5	2.6
Average HH income	\$100,743	\$97,330	\$76,218
Average house value	\$305,057	\$300,615	\$266,937

* Demographic data derived from 2010 US Census



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