PG COMMERCIAL REAL ESTATE, INC.

FOR SALE



- 5 PRIVATE OFFICES, INCLUDING 2 LARGE EXECUTIVE OFFICES
- CONFERENCE ROOM
- BULLPEN AREA
- BRIGHT KITCHEN
- 3 RESTROOMS (1 W/ SHOWER)

1600 HORIZON DRIVE, SUITE 112, CHALFONT, PA 18914

Large windows throughout provide natural light across the office suite.

4,193 SF OFFICE CONDOMINIUM

LOCATED IN HIGHPOINT BUSINESS CAMPUS

- **Municipality:** New Britain Township, near Highpoint in Bucks County
- **Zoning:** C-3 Commercial District New Britain Township
- **Access:** Good Access along County Line Road and nearby Route 202

Call for additional details or to schedule a tour.

PEGGY GALLAGHER, CCIM
PEGGYG@PGOFFICESPACE.COM | 215.850.0914
P.O.BOX 276, SPRINGHOUSE, PA 19477

NOTE: ALL SPACE IS LEASED AND/OR SOLD WHERE IS, AS IS, NO WARRANTIES, NO GUARANTEES. ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

1600 HORIZON DRIVE, SUITE 112, CHALFONT, PA



LOCAL STATISTICS WITHIN A 1 MILE RADIUS OF THE OFFICE

KEY FACTS

6,905
Population

43.9
Median Age

2.5
Average Household Size

$124,522
Median Household Income

EDUCATION

4.2%
No High School Diploma

18.1%
High School Graduate

18.1%
Some College/ Associate's Degree

59.5%
Bachelor's/Grad Prof Degree

BUSINESS

262
Total Businesses

3,305
Total Employees

EMPLOYMENT

77.3%
White Collar

12.4%
Blue Collar

10.3%
Services

2.9%
Unemployment Rate

INCOME

$124,522
Median Household Income

$70,639
Per Capita Income

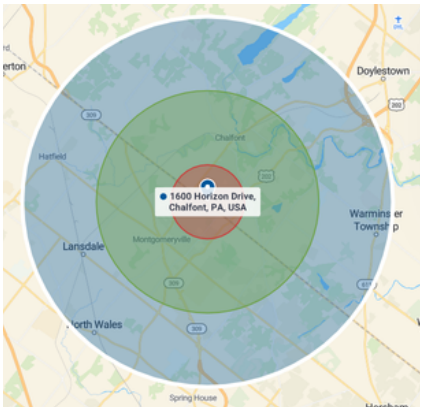
$783,611
Median Net Worth

2026 Households by income (Esri)

The largest group: $200,000+ (28.8%)

The smallest group: $15,000 - $24,999 (1.9%)

Indicator	Value	Diff
<$15,000	2.5%	-2.2%
$15,000 - $24,999	1.9%	-0.9%
$25,000 - $34,999	2.8%	-0.3%
$35,000 - $49,999	5.3%	-1.8%
$50,000 - $74,999	15.5%	+3.0%
$75,000 - $99,999	11.4%	+0.8%
$100,000 - $149,999	21.3%	+1.3%
$150,000 - $199,999	10.5%	-4.1%
$200,000+	28.8%	+4.2%



KEY FOR CIRCLE RADIUS:

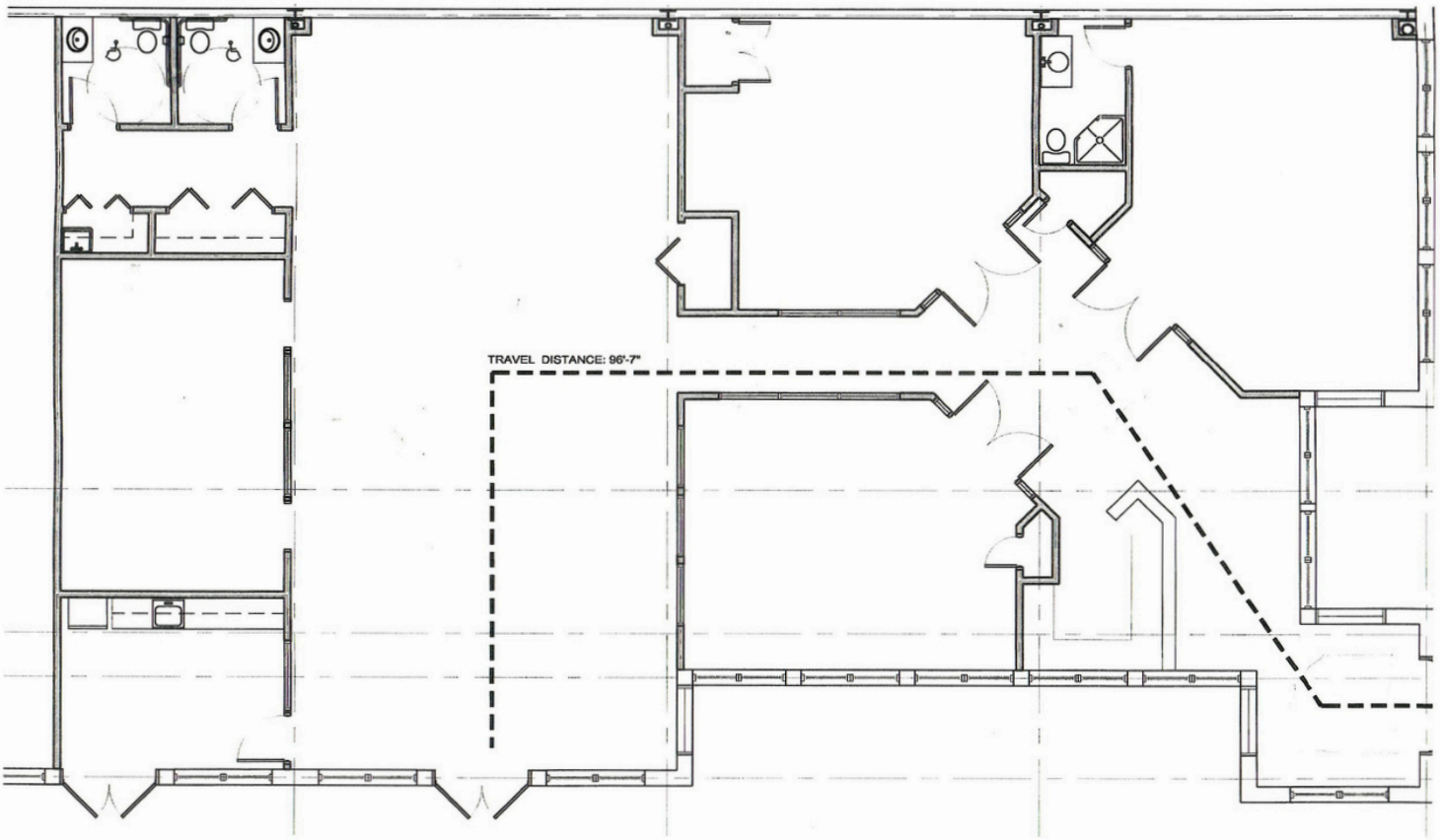
RED: 1 MILE

GREEN: 3 MILES

BLUE: 5 MILES

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FLOOR PLAN



TRAVEL DISTANCES

SCALE: 1/8" =1'-0"

Other notes: not to scale and 2 additional offices not depicted in this plan.



