

For Sale - Office Building with Income Stream

“From Concept to Closing, with Integrity”

667 Welsh Road, Huntingdon Valley, PA 19006

FEATURES

- ▶ 11,340 SF headquarters-office building with ribbon-glass
- ▶ 3-story building with elevator
- ▶ 1.48-acre corner parcel
- ▶ Income Stream in place (Truist Bank)
- ▶ 2nd & 3rd floors demised as first-class office suites
- ▶ Excellent visibility
- ▶ Zoned Business-Institutional



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,951	96,601	334,376
Average HH Income	\$155,047	\$131,774	\$120,702
Total Businesses	580	4,175	15,092
Total Employees	5,518	31,395	148,588

