

# **MEDICAL OFFICE FOR RENT**

"From Concept to Closing, with Integrity"

### **FEATURES**

- Immediate leasing opportunities from 2,000 SF
- Well-established medical office building
- Excellent visibility with direct access from County Line Road
- Minutes from the Rt. 202 Bypass, Rt. 309, & Rt. 611
- Professionally managed facility

| DEMOGRAPHICS      |           |           |                |
|-------------------|-----------|-----------|----------------|
|                   | 1 MILE    | 3 MILES   | <b>5 MILES</b> |
| Population        | 8,111     | 55,040    | 141,944        |
| Average HH Income | \$126,789 | \$140,984 | \$130,776      |
| Total Businesses  | 261       | 2,360     | 5,713          |
| Total Employees   | 1,982     | 27,639    | 76,520         |

## 700 Horizon Circle, Chalfont, PA 18914



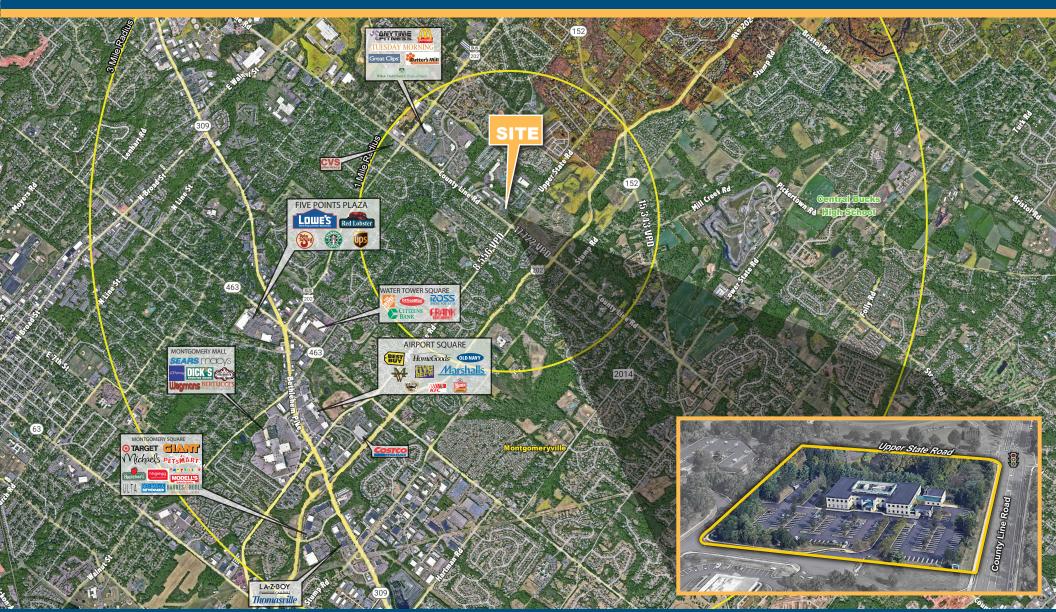
#### Walsh Commercial Real Estate, LLC

3 Village Road, Suite 200 | Horsham, PA 19044 215-836-1340 | walshcre.com

\* Information contained herein was obtained from the property owner or sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. CONTACT: Brendan W. Walsh 215-603-1234 bwalsh@walshcre.com

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# **Aerial Map**



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