

"From Concept to Closing, with Integrity"

465 Commerce Drive, Ft. Washington, PA 19034

FEATURES

- ▶ Well maintained, 2-story commercial building now offered at \$425,000
- ▶ 2,540 SF above grade, plus basement
- ▶ Excellent visibility
- ▶ Ample on-site parking
- ▶ Located in the Ft. Washington Office Park
- ▶ Convenient to the area's major roadways and SEPTA's Fort Washington Train Station
- ▶ SEPTA Bus Route 201 provides service to/from the Office Park and Ft. Washington Train Station

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,761	63,500	208,165
Average HH Income	\$175,368	\$152,905	\$131,307
Total Businesses	702	3,038	11,027
Total Employees	23,586	47,395	152,214



Walsh Commercial Real Estate, LLC
3 Village Road, Suite 200 | Horsham, PA 19044
215-836-1340 | walshcre.com

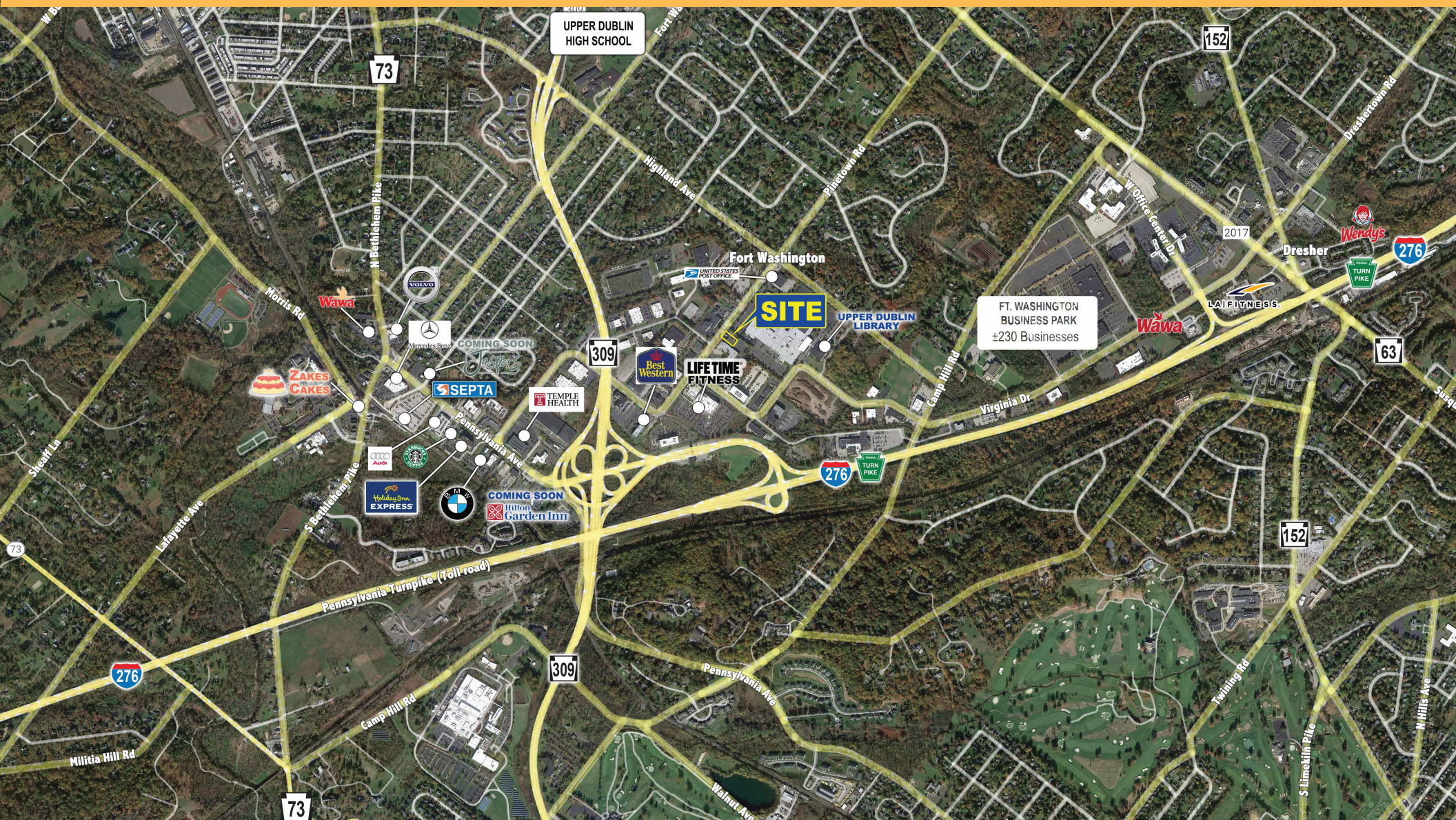
* Information contained herein was obtained from the property owner or sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

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Aerial Map



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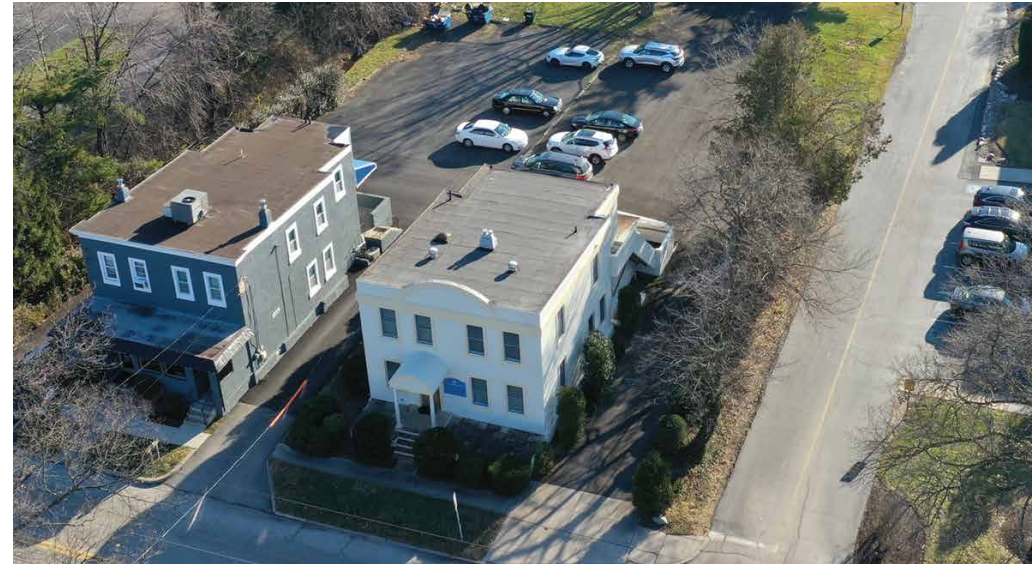
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Selected Exterior Photos



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Selected Interior Photos



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