

“From Concept to Closing, with Integrity”

601 Lawn Avenue | Sellersville, PA 18960

## FEATURES

- ▶ 1,150 SF corner suite
- ▶ Newly renovated building
- ▶ On-site parking
- ▶ Convenient to Route 309 and the area’s major roadways
- ▶ Immediate leasing opportunity



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,486	35,036	70,761
Average HH Income	\$84,263	\$98,836	\$103,291
Total Businesses	352	1,340	2,528
Total Employees	4,451	14,753	25,892

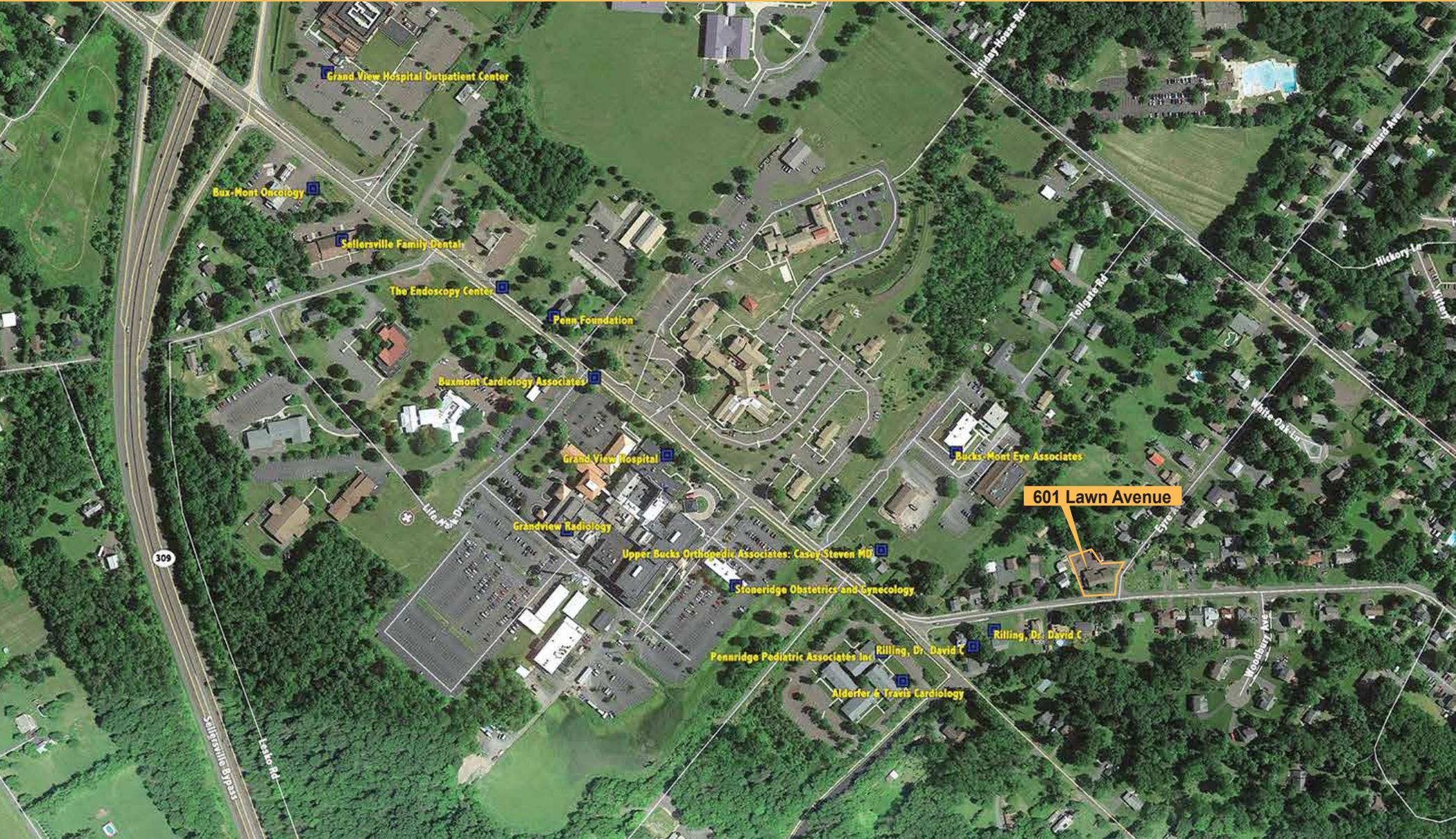
**Walsh Commercial Real Estate, LLC**  
 3 Village Road, Suite 200 | Horsham, PA 19044  
 215-836-1340 | walshcre.com

\* 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**  
 215-836-1340  
 bwalsh@walshcre.com

**FOR RENT:**  
**1,150 SF Commercial Suite**

**601 Lawn Avenue**  
**Sellersville, PA 18960**



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