

# 233-239 NORTHERN BLVD

SOUTH ABINGTON TOWNSHIP, PA • 18411

±2,700-7,100 SF  
**FOR LEASE**

±23,000 VPD



±37,000 VPD



AVAILABLE SPACE CAN BE COMBINED!

±4,400 SF

±2,700 SF

## PROPERTY OVERVIEW

233-239 Northern Blvd features a prime office location along Route 11 (24,000 VPD) in South Abington Township, Pennsylvania. The space available for lease consists of two office suites, providing 2,700-7,100 SF of turnkey office space. The center is conveniently located with nearby access to Interstate 476 (11,000 VPD) and Interstate 81 (37,000 VPD). Some defining features of the space include but are not limited to a conference room, private offices, an open floor plan, and cubicles perfect for collaboration and productivity. Whether you're an established company or just starting out, this office space has everything you need to make a great impression on clients and employees!

±2,700-7,100 SF  
FOR LEASE

## DEMOGRAPHICS



### POPULATION

5 MILE- 117,661  
7 MILE- 160,103  
10 MILE- 198,619



### EMPLOYEES

5 MILE- 53,566  
7 MILE- 71,663  
10 MILE- 82,755



### AVERAGE HHI

5 MILE- \$90,385  
7 MILE- \$90,217  
10 MILE- \$93,690



### HOUSEHOLDS

5 MILE- 47,821  
7 MILE- 65,870  
10 MILE- 82,352



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

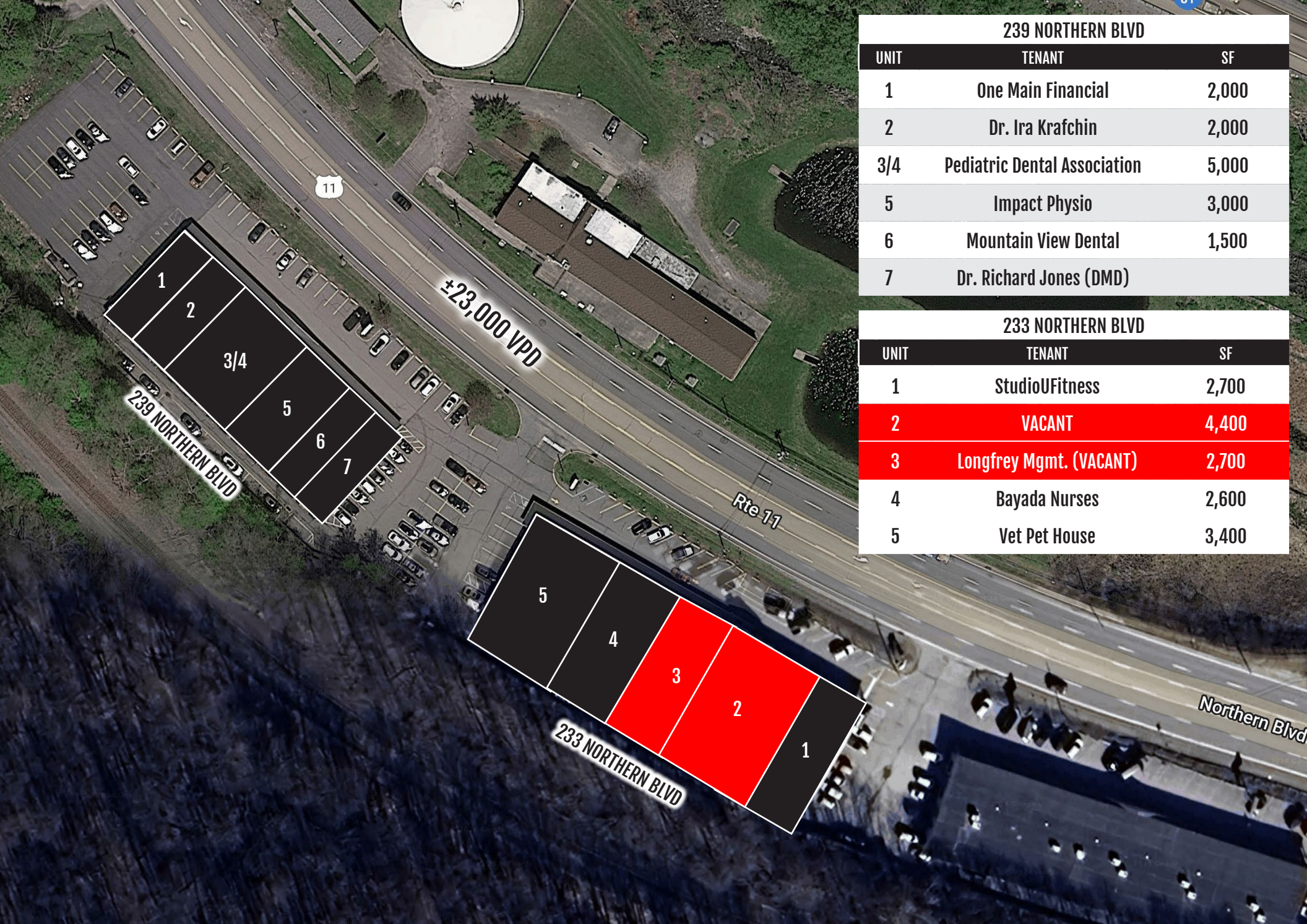
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



ACTIVE MEMBER OF:

RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



239 NORTHERN BLVD		
UNIT	TENANT	SF
1	One Main Financial	2,000
2	Dr. Ira Krafchin	2,000
3/4	Pediatric Dental Association	5,000
5	Impact Physio	3,000
6	Mountain View Dental	1,500
7	Dr. Richard Jones (DMD)	

233 NORTHERN BLVD		
UNIT	TENANT	SF
1	StudioUFitness	2,700
2	VACANT	4,400
3	Longfrey Mgmt. (VACANT)	2,700
4	Bayada Nurses	2,600
5	Vet Pet House	3,400

# MARKET OVERVIEW



**SHOPPES AT SOUTH ABINGTON**

- SHEETZ
- MAVIS DISCOUNT TIRE
- Starbucks
- Wendy's
- Jersey Mike's SUBS
- WELLS FARGO
- DQ
- Krispy Kreme DOUGHNUTS

**SITE**

FINE WINE & GOOD SPIRITS

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Adam Hagerman

ahagerman@bennettwilliams.com



### Cale Bruso

cbruso@bennettwilliams.com



### Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



### Chad Stine

cstine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

