

318 NORTHERN BLVD

SOUTH ABINGTON, PA | 18411

±6,000 SF
FOR SALE

±23,000 VPD

±40,000 VPD

VACANT FREESTANDING COMMERCIAL USE BUILDING



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*







THE OFFERING

318 Northern Blvd features a 1.16-acre parcel that holds a 6,000 square-foot, free standing medical building in South Abington Twp, Pennsylvania. This asset was a former Veterinary Clinic and Hospital that was a successful operation for 15+ years. The commercial parcel also offers convenient access to Interstate-476 ($\pm 11,000$ VPD) and Route 11 ($\pm 24,000$ VPD). With excellent visibility off Northern Blvd ($\pm 23,000$ VPD), the property includes ample parking and space for expansion. The property provides a great opportunity for any medical user or investor looking to acquire a turnkey medical facility.



DEMOGRAPHICS

	5 MILE	7 MILE	10 MILE
 POPULATION	113,444	159,209	197,588
 TOTAL EMPLOYEES	52,147	70,090	82,682
 AVERAGE HH	\$91,029	\$90,222	\$93,533
 TOTAL HOUSEHOLDS	46,070	65,494	81,960

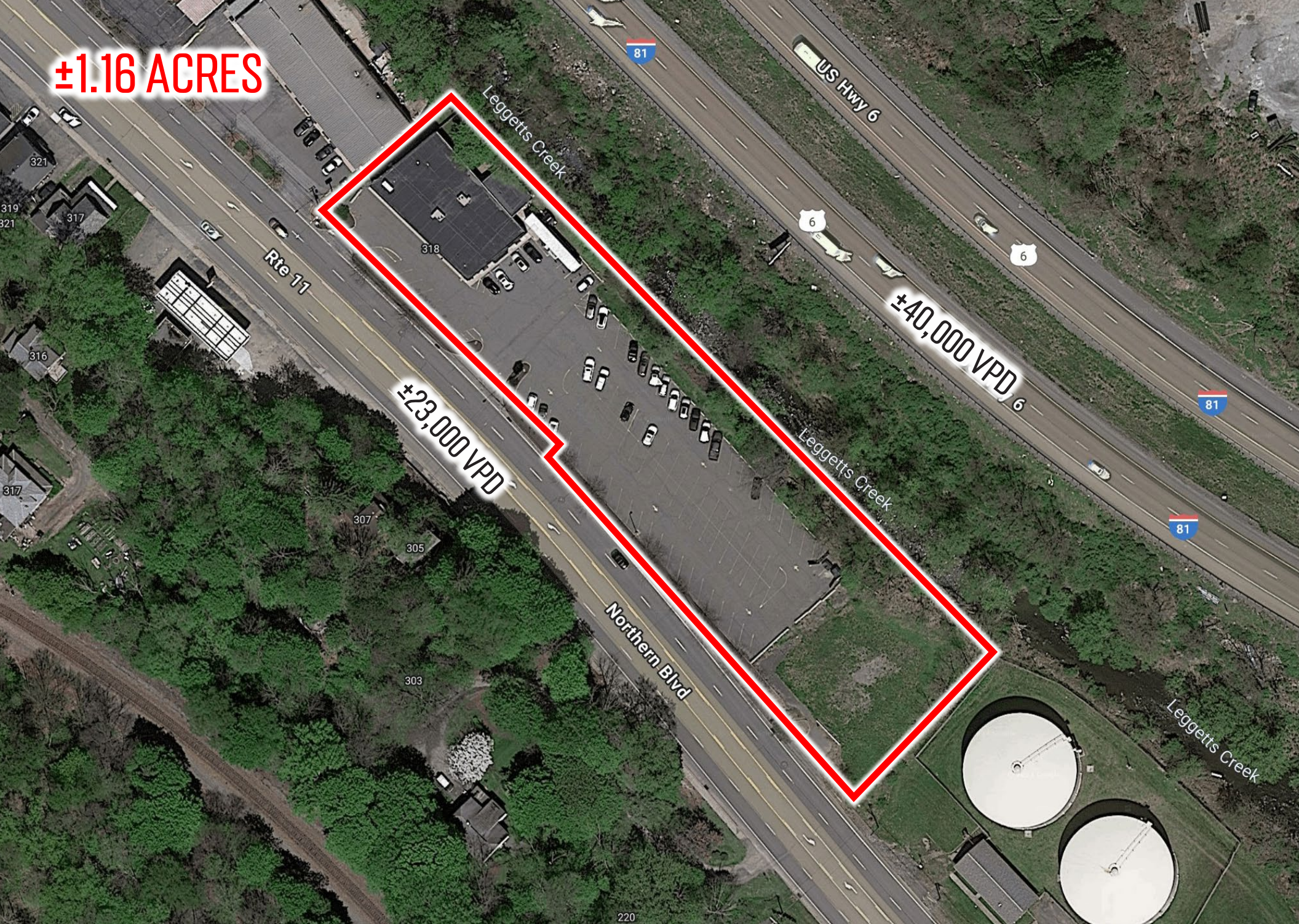


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±1.16 ACRES



Rte 11

±23,000 VPD

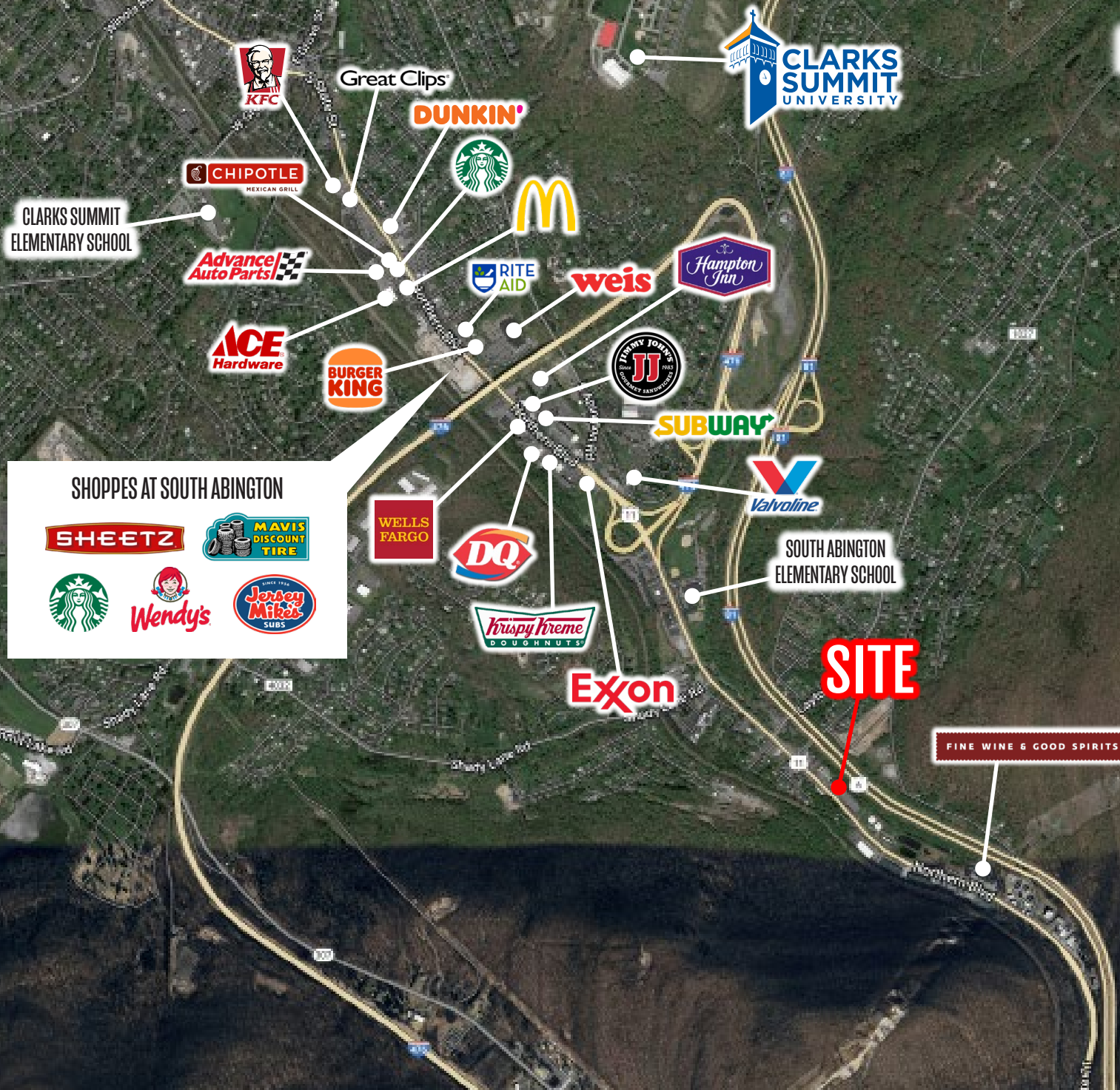
Northern Blvd

US Hwy 6

±40,000 VPD

Leggett's Creek

MARKET OVERVIEW



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 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

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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.

