

318 NORTHERN BLVD

SOUTH ABINGTON, PA | 18411



**±6,000 SF
FOR SALE**

±23,000 VPD

±40,000 VPD

VACANT FREESTANDING COMMERCIAL USE BUILDING



THE OFFERING

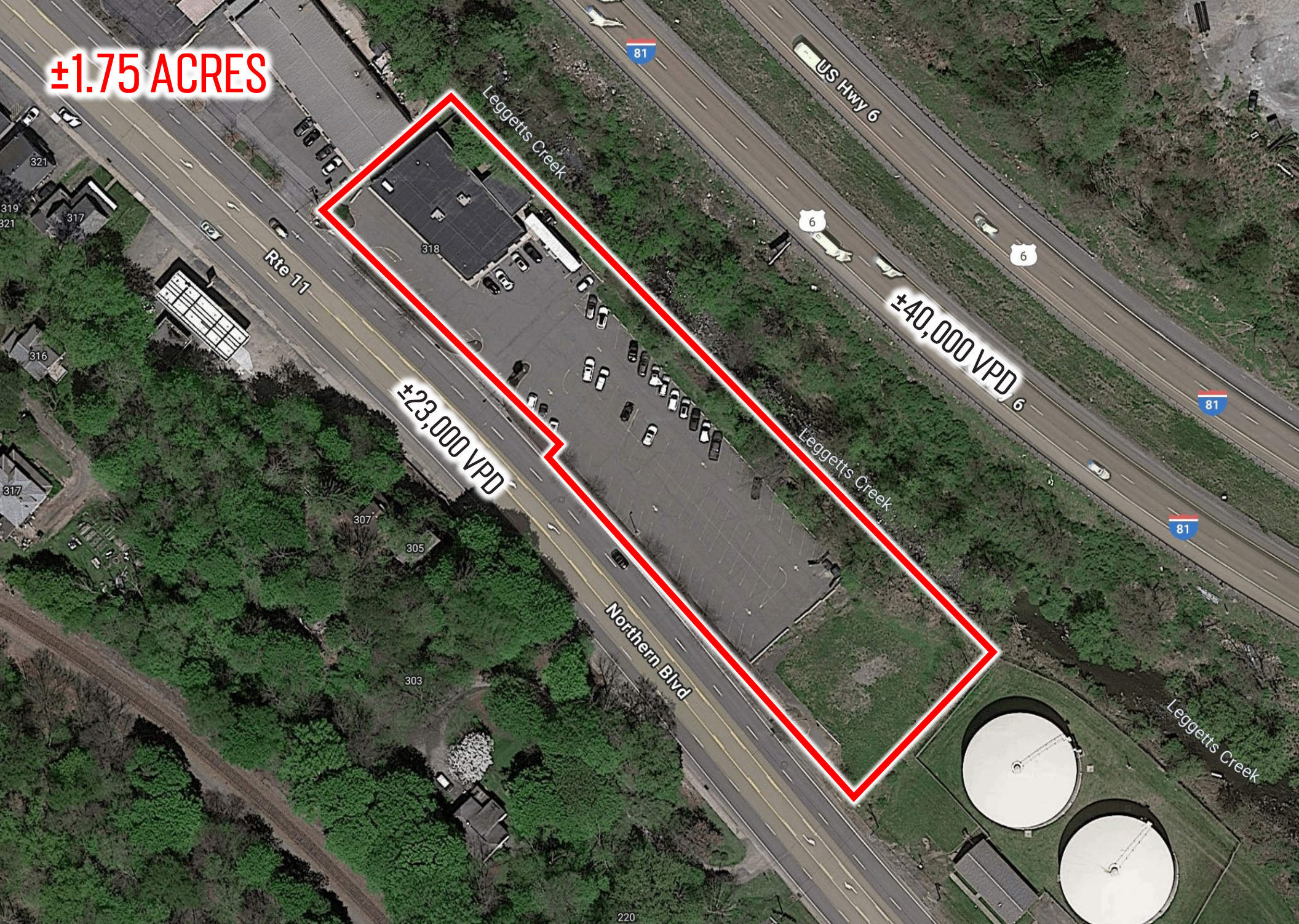
318 Northern Blvd features a 1.75-acre parcel that holds a 6,000 square-foot, free standing medical building in South Abington Twp, Pennsylvania. This asset was a former Veterinary Clinic and Hospital that was a successful operation for 15+ years. The commercial parcel also offers convenient access to Interstate-476 (±11,000 VPD) and Route 11 (±24,000 VPD). With excellent visibility off Northern Blvd (±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 HHI	\$91,029	\$90,222	\$93,533
TOTAL HOUSEHOLDS	46,070	65,494	81,960



±1.75 ACRES



MARKET OVERVIEW

CLARKS SUMMIT
ELEMENTARY SCHOOL



Great Clips

DUNKIN'



CHIPOTLE
MEXICAN GRILL

Advance
Auto Parts

RITE
AID

weis



ACE
Hardware

BURGER
KING



SUBWAY



SHOPPES AT SOUTH ABINGTON

SHEETZ



WELLS
FARGO



SOUTH ABINGTON
ELEMENTARY SCHOOL



Exxon

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

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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.

