# 653 BUSHKILL ST



+ 1,600 SF OF OFFICE SPACE FOR LEASE





## **PROPERTY OVERVIEW**

Exciting Opportunity at 653 Bushkill Street!

Discover a range of industrial/flex and office spaces at 653 Bushkill Street, offering between 1,600 SF to 11,500 SF. This versatile location caters to various business needs, allowing owners to occupy the entire space available or select specific areas. With a rear garage entry for industrial access and sidewalk door entry to the second-floor offices spanning approximately 1,600 sqft, convenience is paramount.

Strategically situated near the Lehigh Valley Thruway and Rt 22, this site facilitates seamless travel and distribution across the Lehigh Valley region. Parking options include rear spaces, sidewalk spots, and a dedicated parking lot nearby, ensuring accessibility for occupants. Ideal for small-scale enterprises or larger operations in auto detailing, repairs, maintenance, and beyond, this space offers a prime opportunity for business growth and expansion.

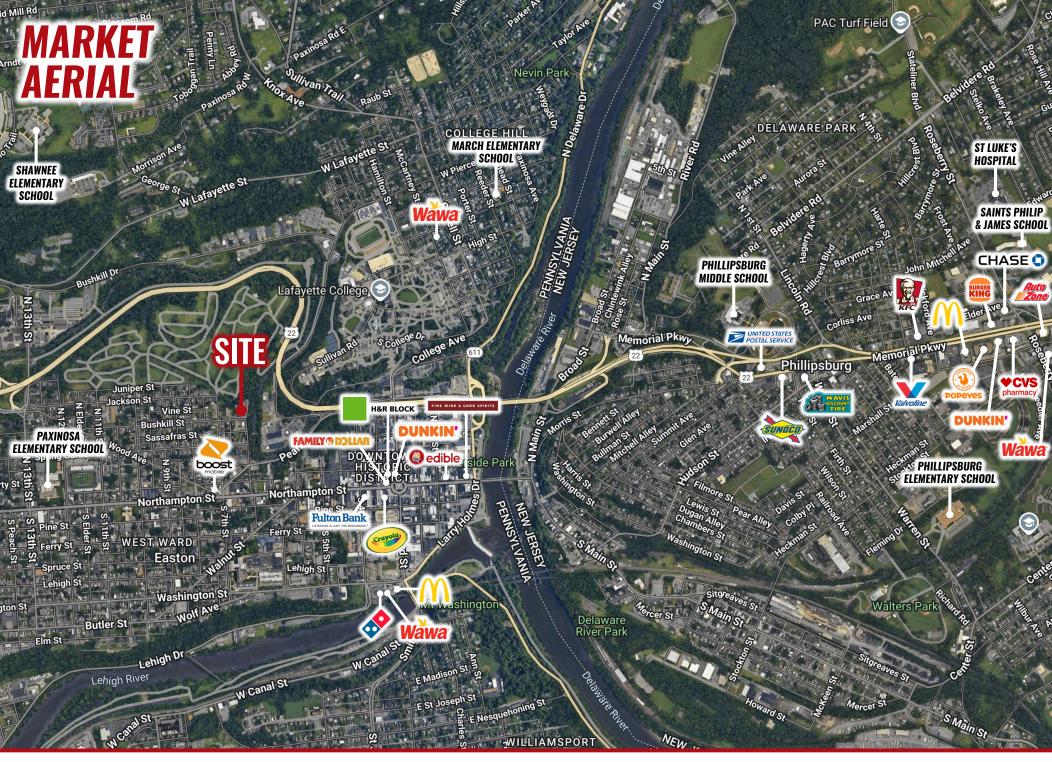


DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	92,788	126,421	173,358
EMPLOYEES	25,135	45,312	56,343
AVERAGE HHI	\$110,670	\$119,352	\$124,554
HOUSEHOLDS	35,580	48,957	66,834

















## **OUR LOCATIONS:**

#### **YORK OFFICE:**

3528 Concord Rd. York, PA 17402

#### **EXTON OFFICE:**

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

#### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 1 West Chester, PA 19380

#### LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

#### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

#### **NEW JERSEY OFFICE:**

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



### **LISTING AGENTS:**



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