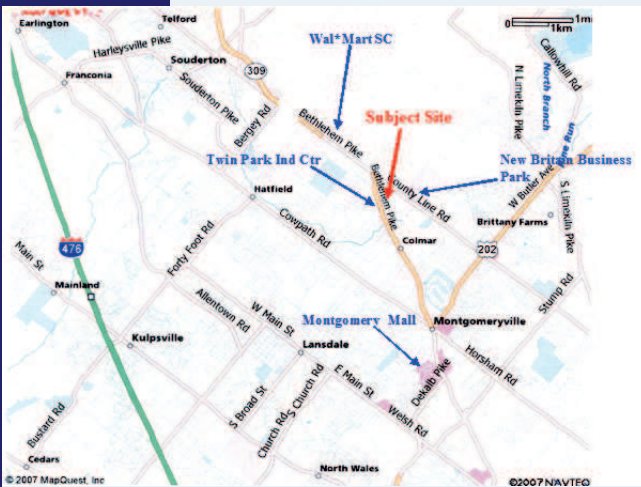
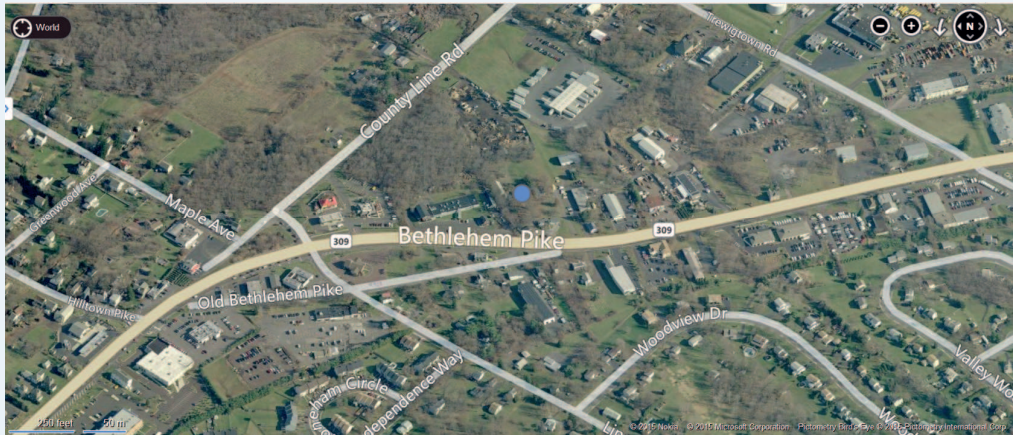


# AVAILABLE

## 2.65 +/- ACRE COMMERCIAL LAND Route 309 Just Below County Line Road Hatfield Township, PA

- Located on heavily traveled Route 309 by Montgomery/Bucks County Border
- 2.65 +/- acre tract
- Additional 2.5 acre lot available with County Line Road access
- Strong growth area
- Average Daily Traffic Count: 42,000 vehicles (Route 309)  
41,500 vehicles (County Line Rd)
- **Sale Price: \$835,000**
- **Lease Price: \$80,000/yr NNN**



Demographics	1 Mile	3 Miles	5 Miles
Population	3,148	51,723	138,120
Average HH Income	\$110,821	\$92,819	\$92,927

Contact **Jim Kahn @ Kahn & Co. Real Estate**

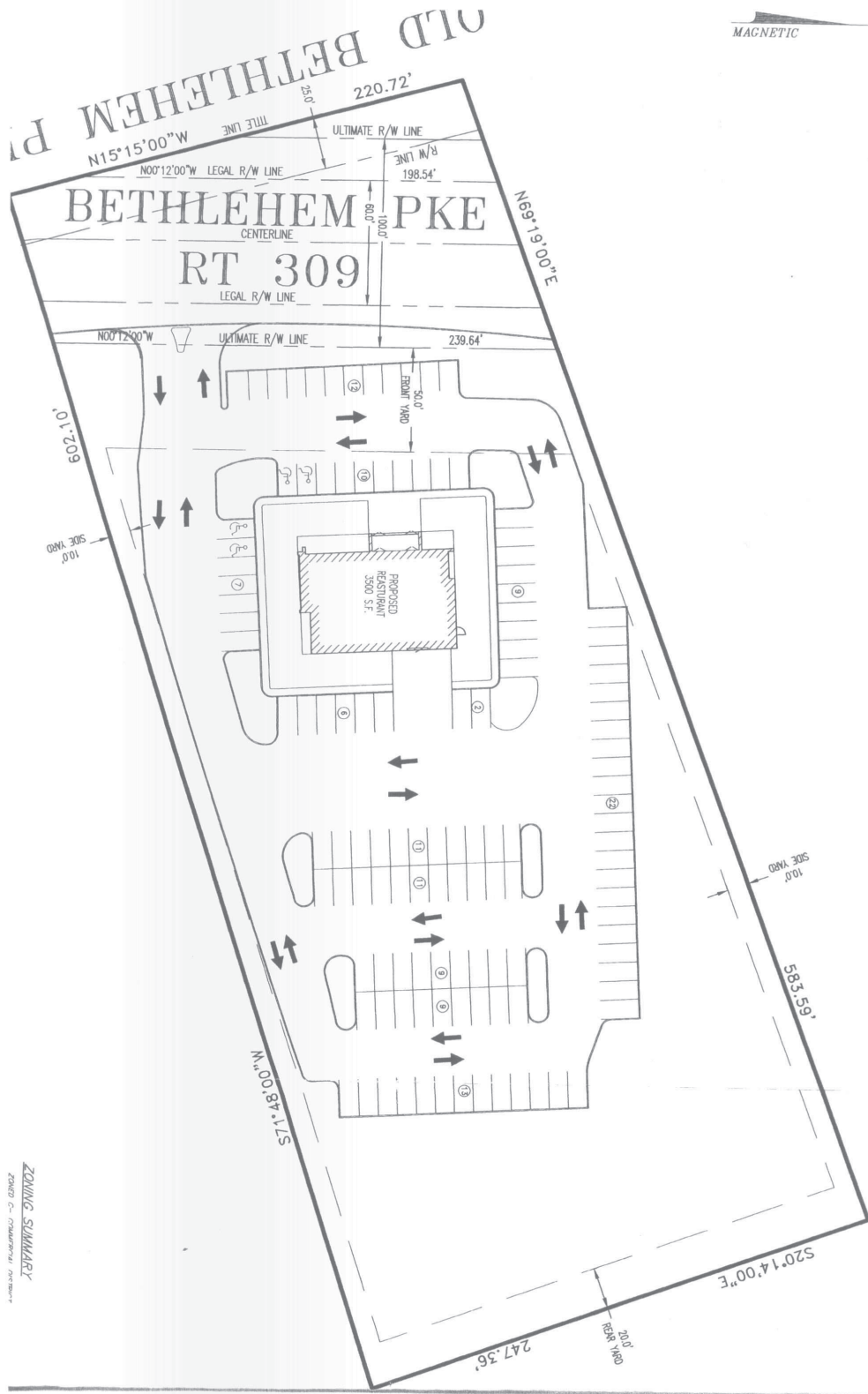
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