

FORMER UNIVEST BANK
SELLERSVILLE, PA

835 LAWN AVENUE

±1,539 SF ON 1.15 AC WITH DRIVE-THRU AVAILABLE FOR LEASE OR SALE

PHILADELPHIA MSA

ACCESS AND VISABILITY FROM PREMIER MEDICAL CORRIDOR, LAWN AVE (3,080 VPD)



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get in touch.

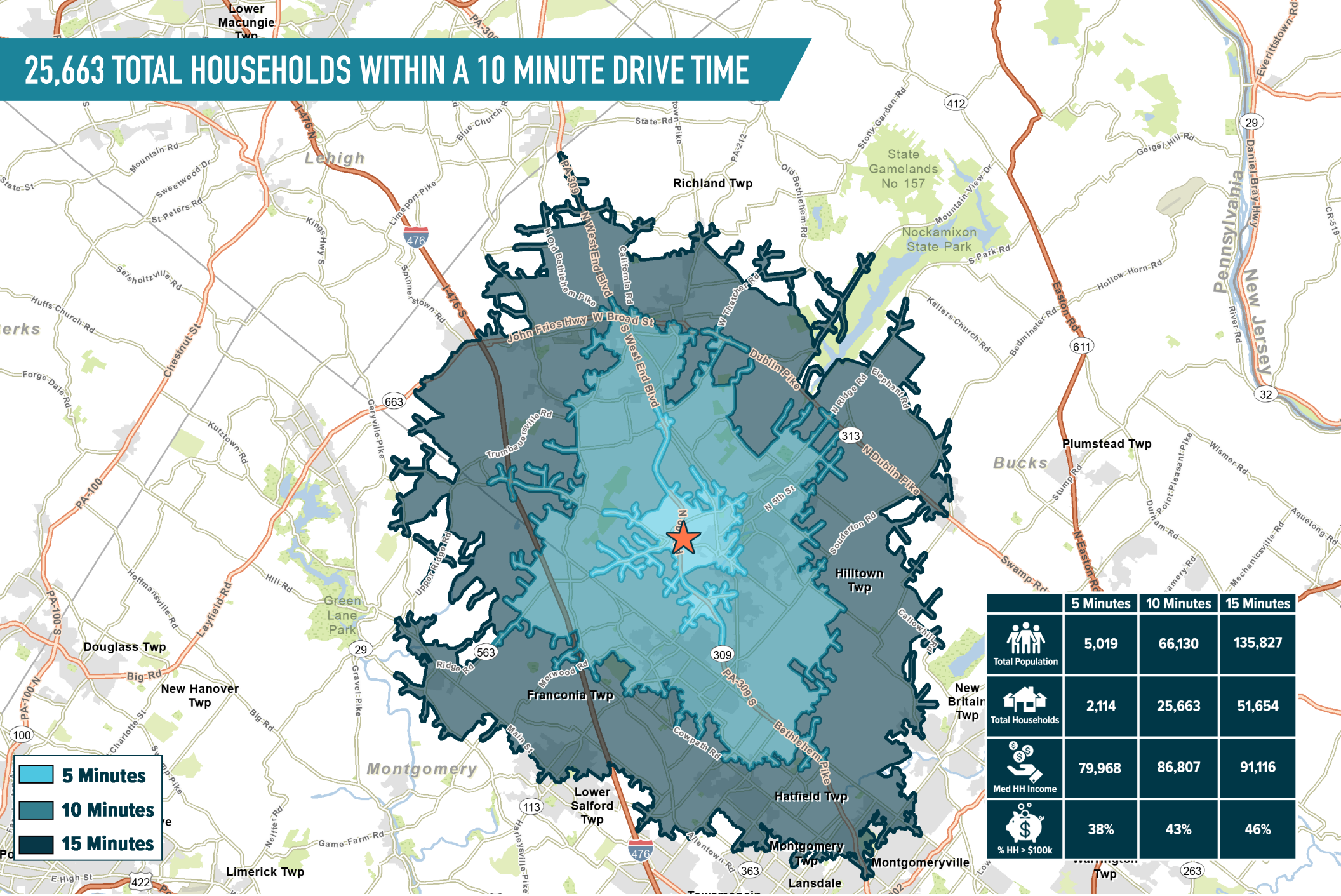
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25,663 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



■ 5 Minutes
■ 10 Minutes
■ 15 Minutes

	5 Minutes	10 Minutes	15 Minutes
Total Population	5,019	66,130	135,827
Total Households	2,114	25,663	51,654
Med HH Income	79,968	86,807	91,116
% HH > \$100k	38%	43%	46%

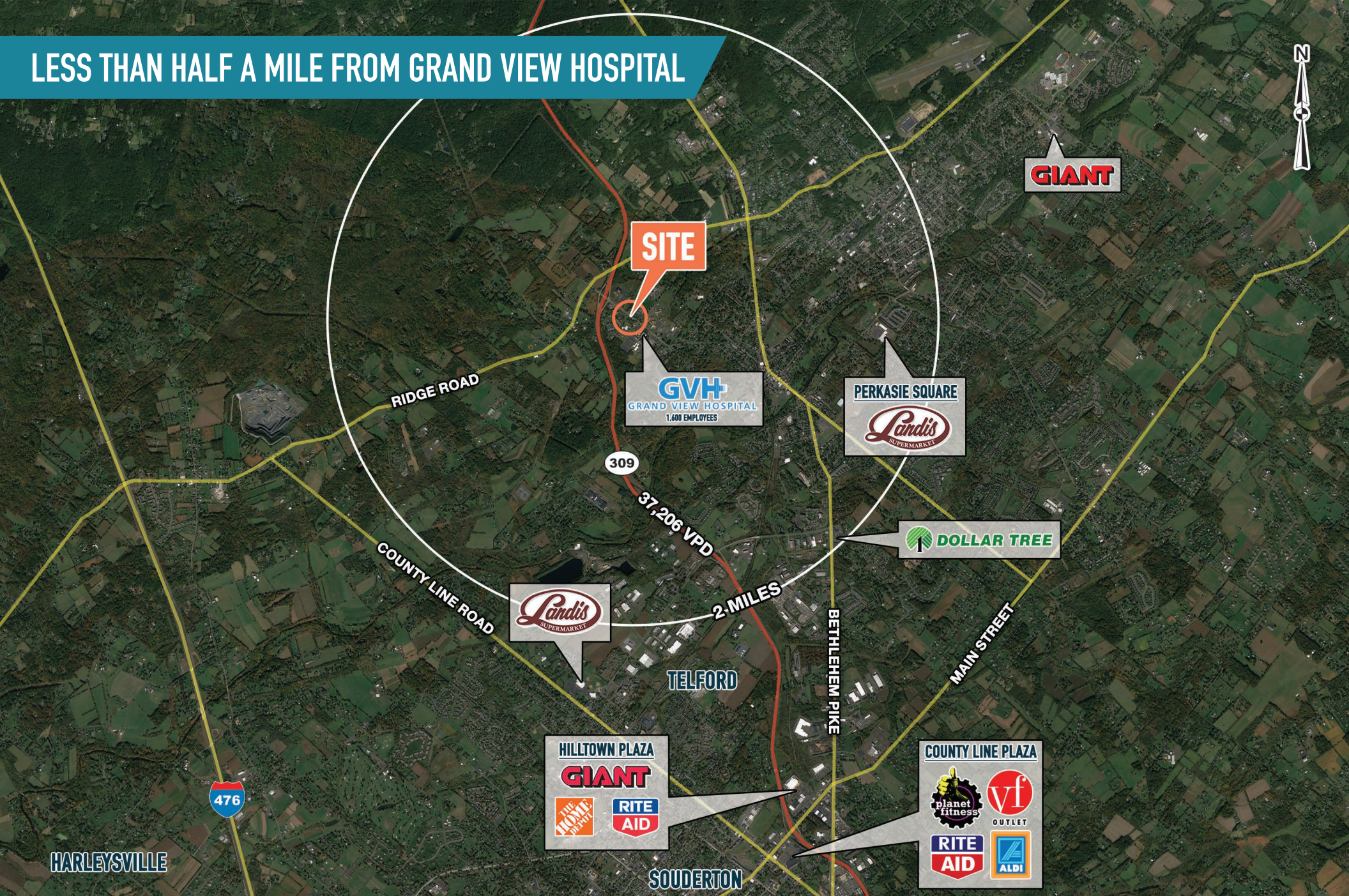
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LESS THAN HALF A MILE FROM GRAND VIEW HOSPITAL



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CLOSE PROXIMITY TO SELLERSVILLE BYPASS PA 309 (37,206 VPD)



UPPER BUCKS ORTHOPAEDICS
GVH
GRAND VIEW HEALTH

SITE
AVAILABLE
FORMER
UNIVEST
±1.15 AC

Bright Smiles
Kids Dentistry

The Center for GI Health
GI Health Associates

PENN FOUNDATION
Developmental, Behavioral Pediatrics

RIDGECREST
PEDIATRICS SERVICES

GVH
GRAND VIEW HOSPITAL
1,600 EMPLOYEES

SELLERSVILLE
FAMILY DENTAL

SUNOCO

LAWN AVENUE 3,080 VPD

37,206 VPD

309

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PROPERTY PHOTOS



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