

168 Easton Road

Horsham, PA 19044

±3,410 SF Former 2nd Gen Restaurant Available For Lease



**Former 2nd Gen
Restaurant**

Questions? Contact Us.

Greg Jones

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p. 610-234-6491

c. 484-948-5217

Colin Hodgson

CHodgson@jcbarprop.com

p. 610-206-3791

c. 302-588-8179

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Highlights

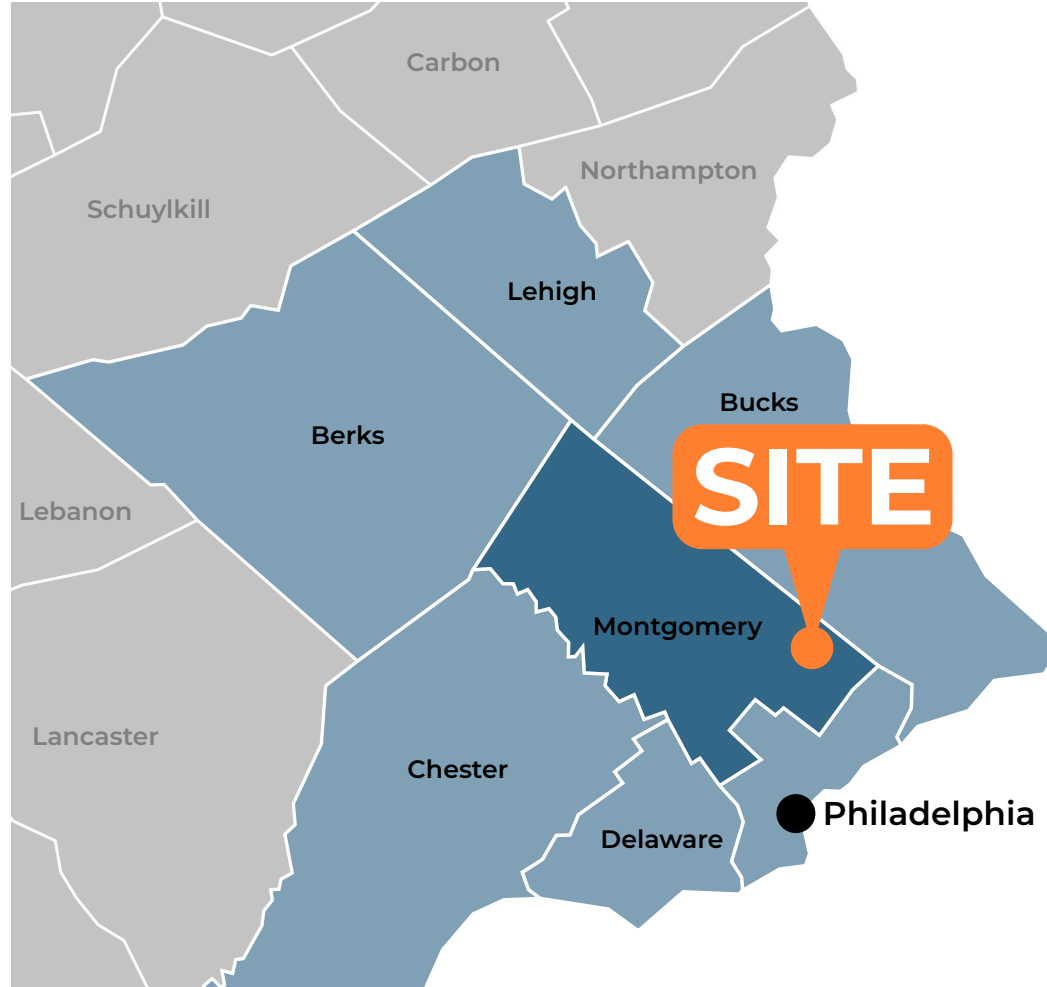
- Former Friendly's, 2nd Gen Restaurant on ±1.05 Acres
- Located with great visibility along 611 which is heavily a trafficked road in Montgomery County with 29,635 AADT
- Located in a high household income area averaging \$141,000 within 3 miles

JOIN THESE MAJOR LOCAL AREA RETAILERS



Demographic	1 Mile	3 Miles	5 Miles
Population	12,057	89,974	205,644
Households	5,471	35,912	80,922
Avg HH Income	\$103,211	\$141,318	\$150,835
Daytime Employees	11,719	50,018	119,122

Map data ©2024 Google



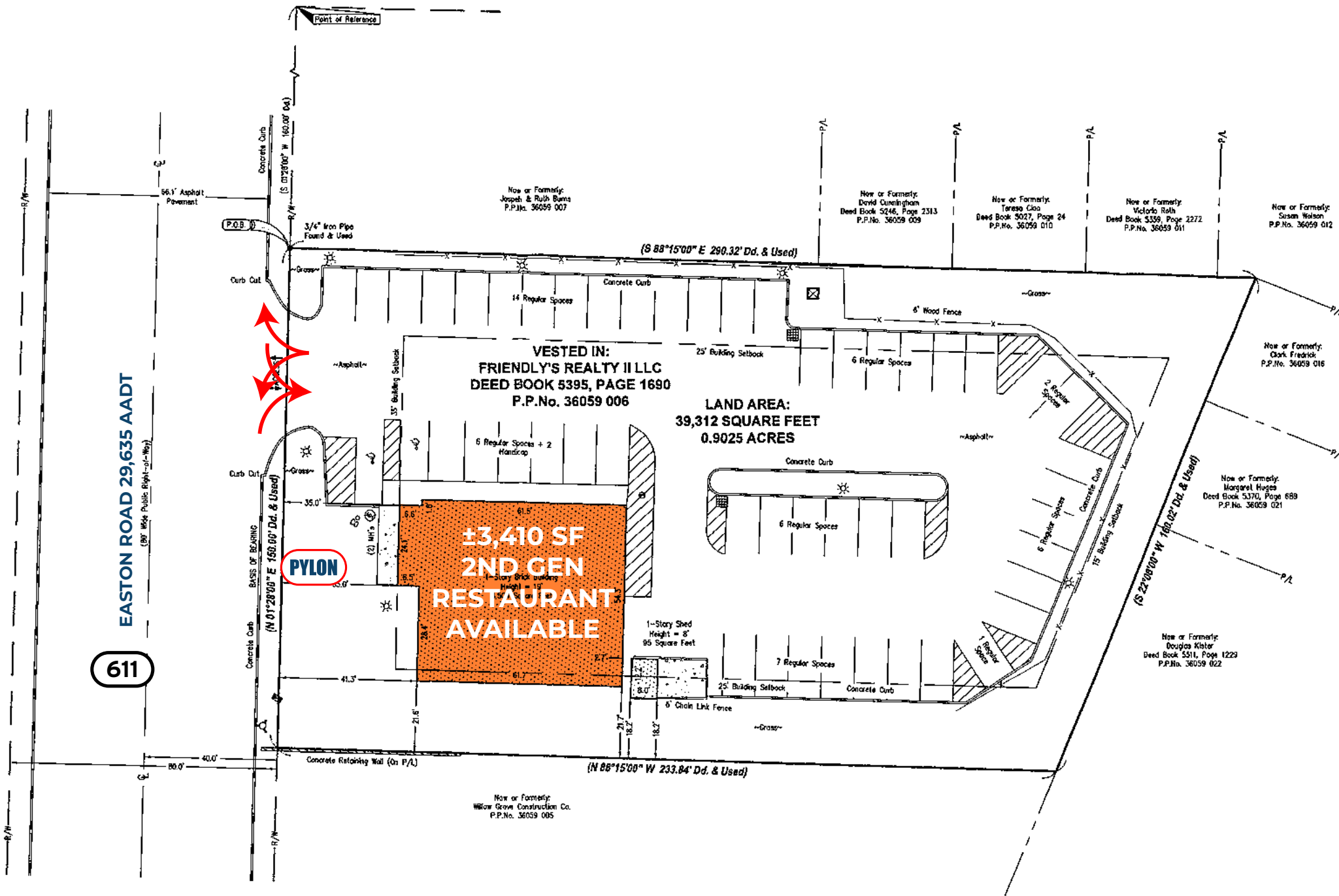
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EASTON ROAD 29,635 AADT

611

Now or Formerly:
Joseph & Ruth Banta
P.P.No. 36059 007

Now or Formerly:
David Cunningham
Deed Book 5246, Page 2513
P.P.No. 36059 009

Now or Formerly:
Teresa Cloo
Deed Book 5027, Page 24
P.P.No. 36059 010

Now or Formerly:
Victoria Rahn
Deed Book 5359, Page 2272
P.P.No. 36059 011

Now or Formerly:
Susan Watson
P.P.No. 36059 012

VESTED IN:
FRIENDLY'S REALTY II LLC
DEED BOOK 5395, PAGE 1690
P.P.No. 36059 006

LAND AREA:
39,312 SQUARE FEET
0.9025 ACRES

**±3,410 SF
2ND GEN
RESTAURANT
AVAILABLE**

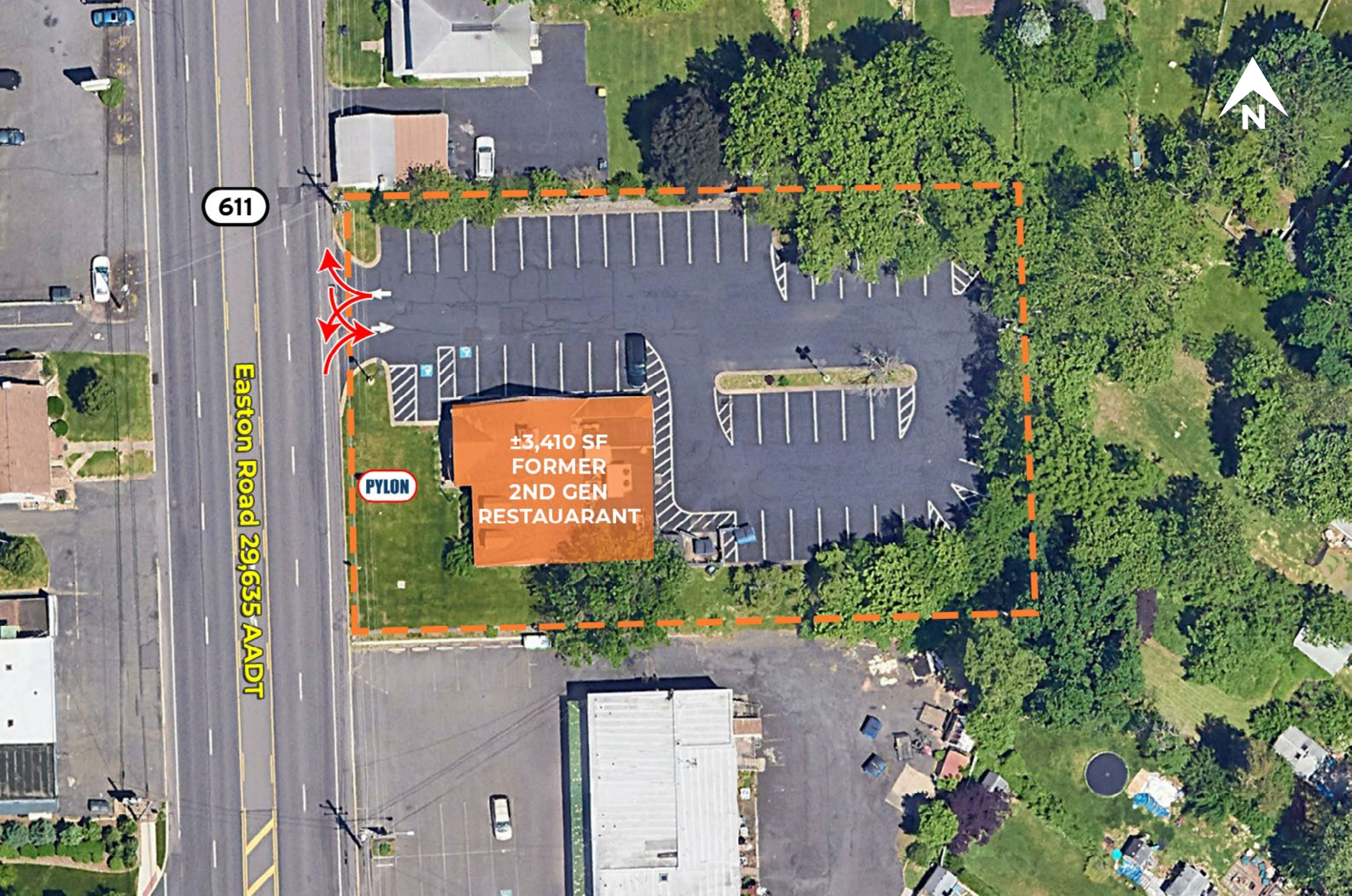
PYLON

Now or Formerly:
Margaret Hughes
Deed Book 5370, Page 689
P.P.No. 36059 021

Now or Formerly:
Douglas Kister
Deed Book 5311, Page 1223
P.P.No. 36059 022

Now or Formerly:
Willow Grove Construction Co.
P.P.No. 36059 005

Site Plan



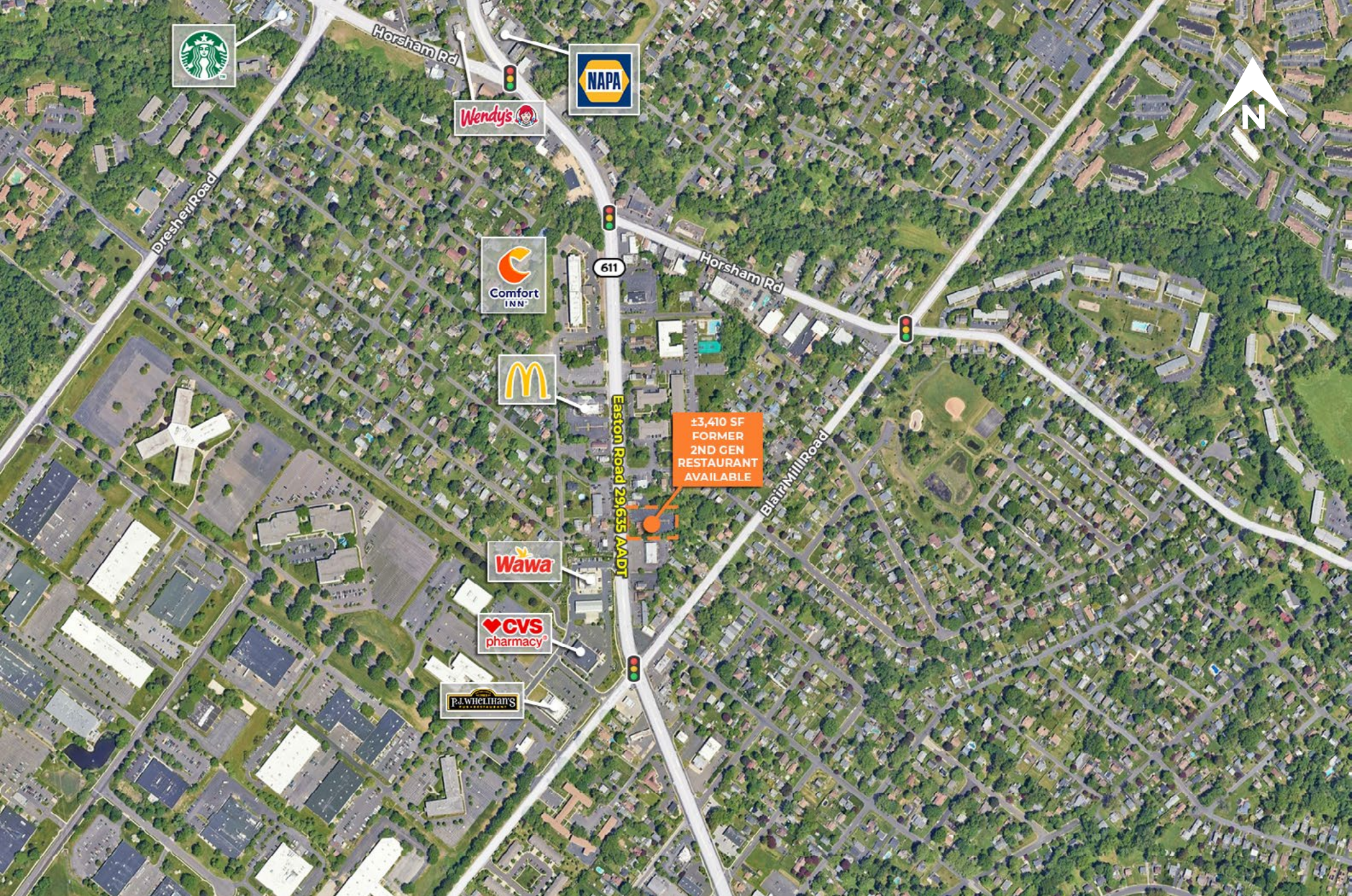
611

Easton Road 29,635 AADT

PYLON

±3,410 SF
FORMER
2ND GEN
RESTAURANT

Zoom Aerial



Local Aerial



Market Aerial



Site Photos