



450 Central Ave

450 Central Ave, Horsham, PA 19044



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Primary Photo

450 Central Ave

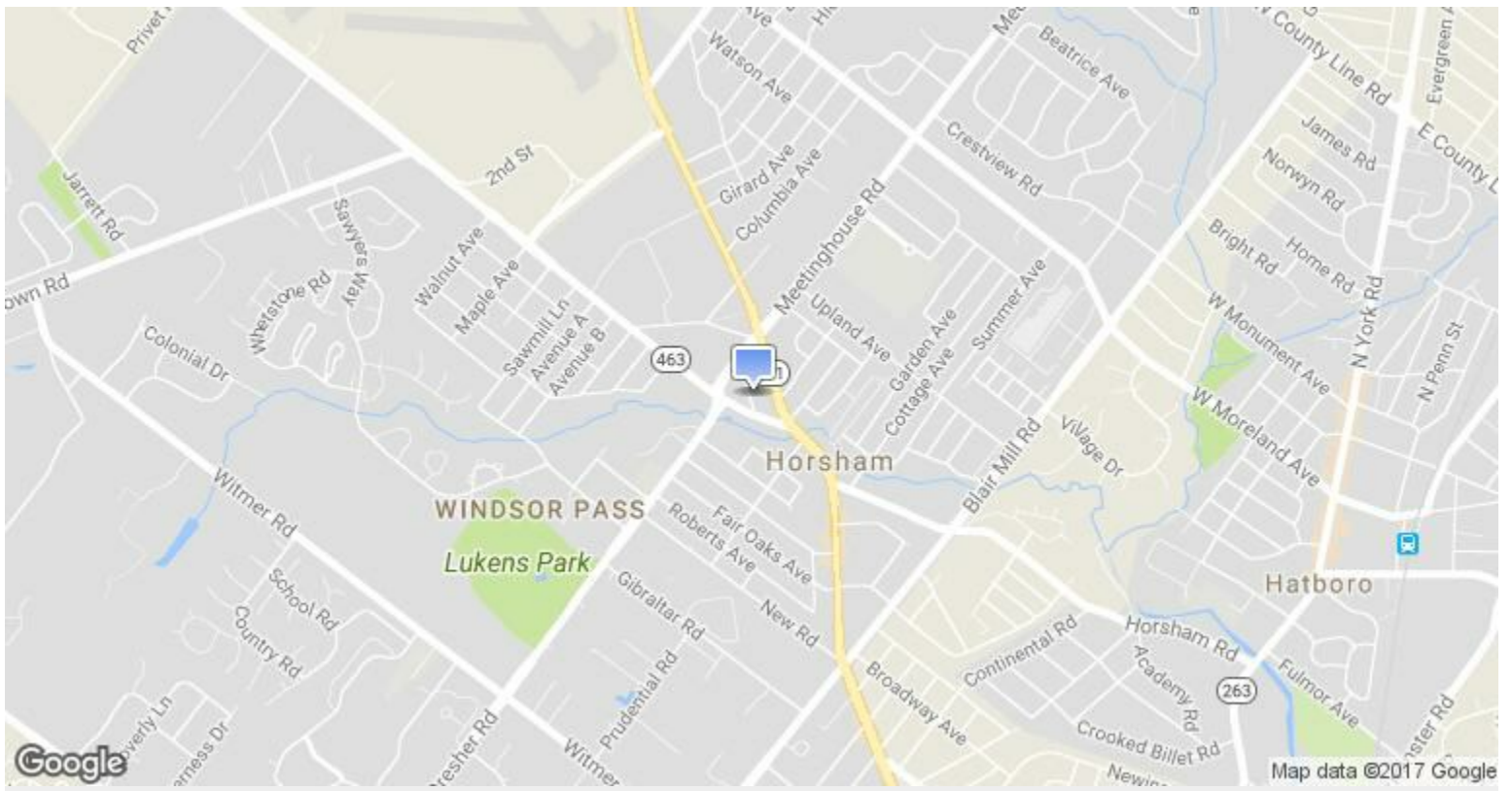
\$600,000

4000 SF free standing office building for sale on .39 acres with 166 ft frontage on Horsham Rd. First floor configured as reception area, waiting room, conference room, 5 private offices, break room and half bath. Second floor configured as Kitchen / break area and full bath. Corner lot at intersection of Horsham Rd and Central Ave. Adjacent to Wendy' s on Easton Rd. Professional office space featuring hardwood floors and crown moldings. Additional features include fire alarm system, burglar alarm system, surveillance cameras, Fios Fiber Optic internet, outside lighting, double sided illuminated signage, 2000 SF semi finished concrete basement storage, 20 car parking lot, Keypad entrance, prewired phone, internet & electric outlets throughout the building, hardwood floors, central vacuum system, central air conditioning, and 3 zone gas heat. Furniture, phone system and appliances are included in the sale. Building is handi-capped accessible. 31,000 ADTC on Horsham Rd. This building would be ideal for any by appointment professional business including doctor, dentist, chiropractor, Eye Doctor, Insurance agent, real estate office, accountant, financial consultant etc. Zone

For more information visit:

<http://www.crelisting.net/Lmf3IRP1w/?StepID=107>

Price:	\$600,000
Building Size:	4,007 SF
Price/SF:	\$149.74
Property Type:	Office
Property Sub-type:	Office Building
Additional Sub-types:	Medical Office
Property Use Type:	Vacant/Owner-User
Commission Split:	3%
Occupancy:	0%
No. Stories:	2



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Zoned GC-2. Permitted uses as of right include Business or professional offices, Retail establishments, Restaurants, Retail service shops and Personal service shops. Centrally located near Easton Rd, Routes 611, 463, 309, Pennsylvania Turnpike & PA Northeast Extension. Property is also available for Lease got \$3900

Property Photos



Primary Photo



Building Photo

Property Photos

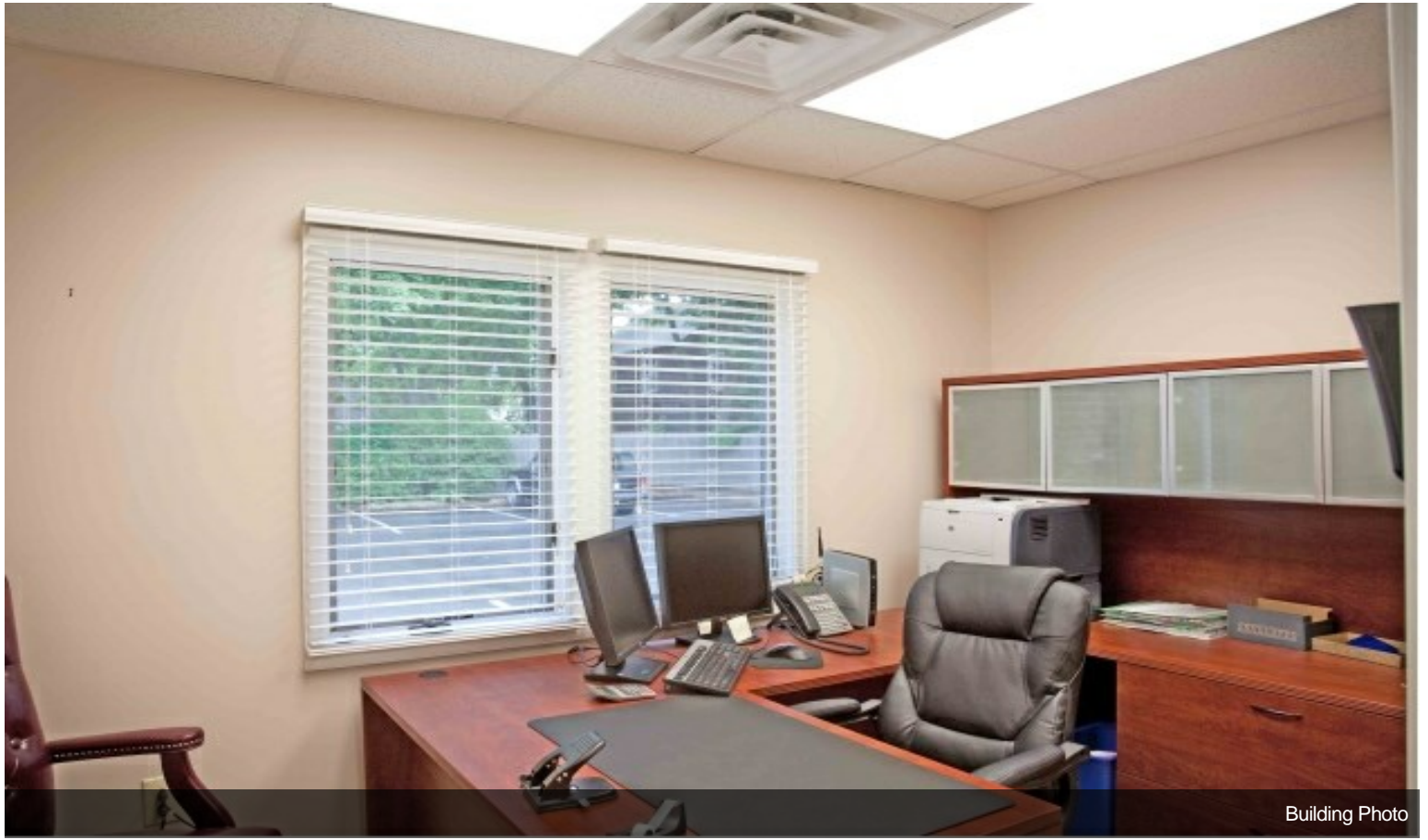


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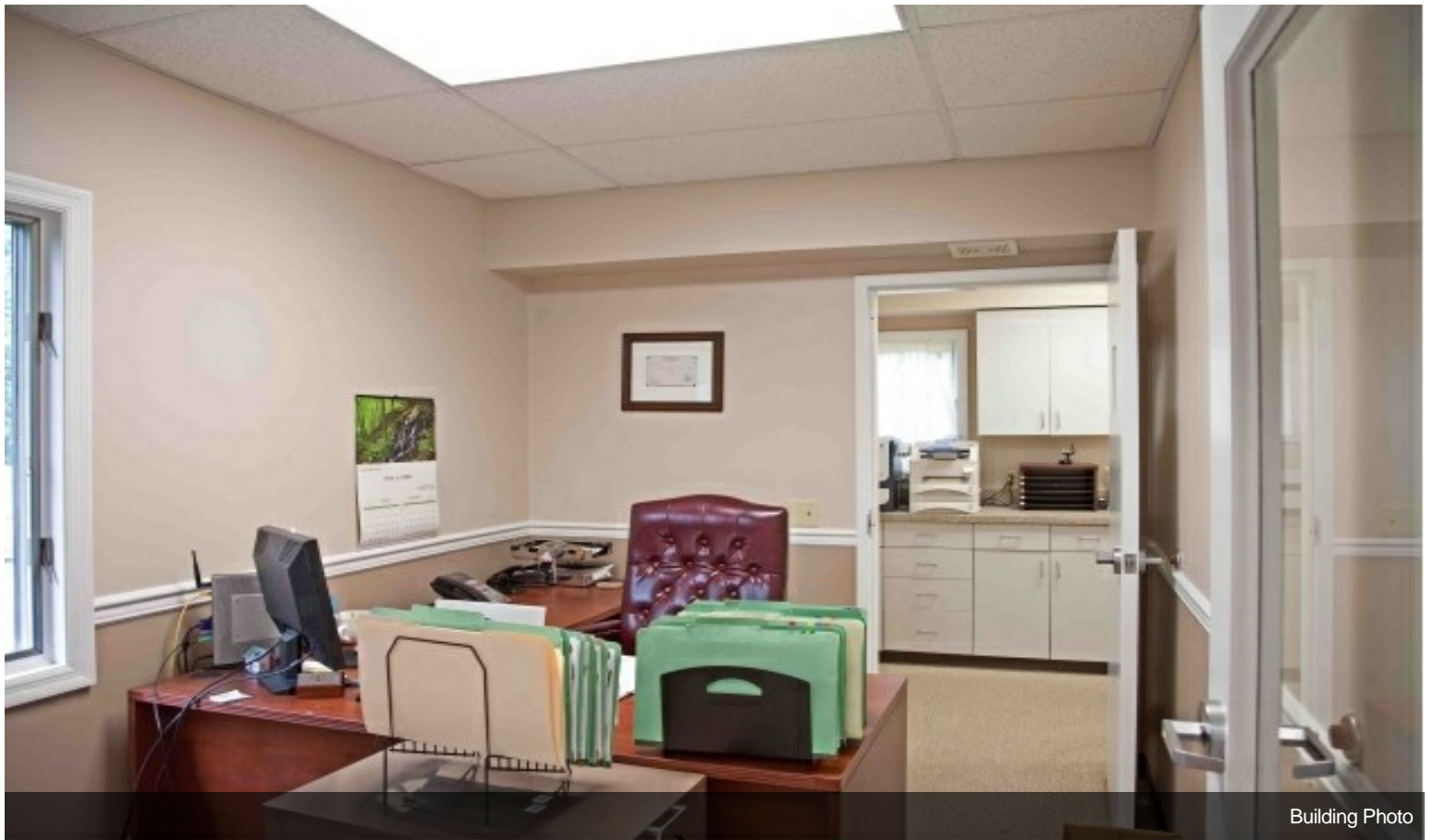


Building Photo

Property Photos

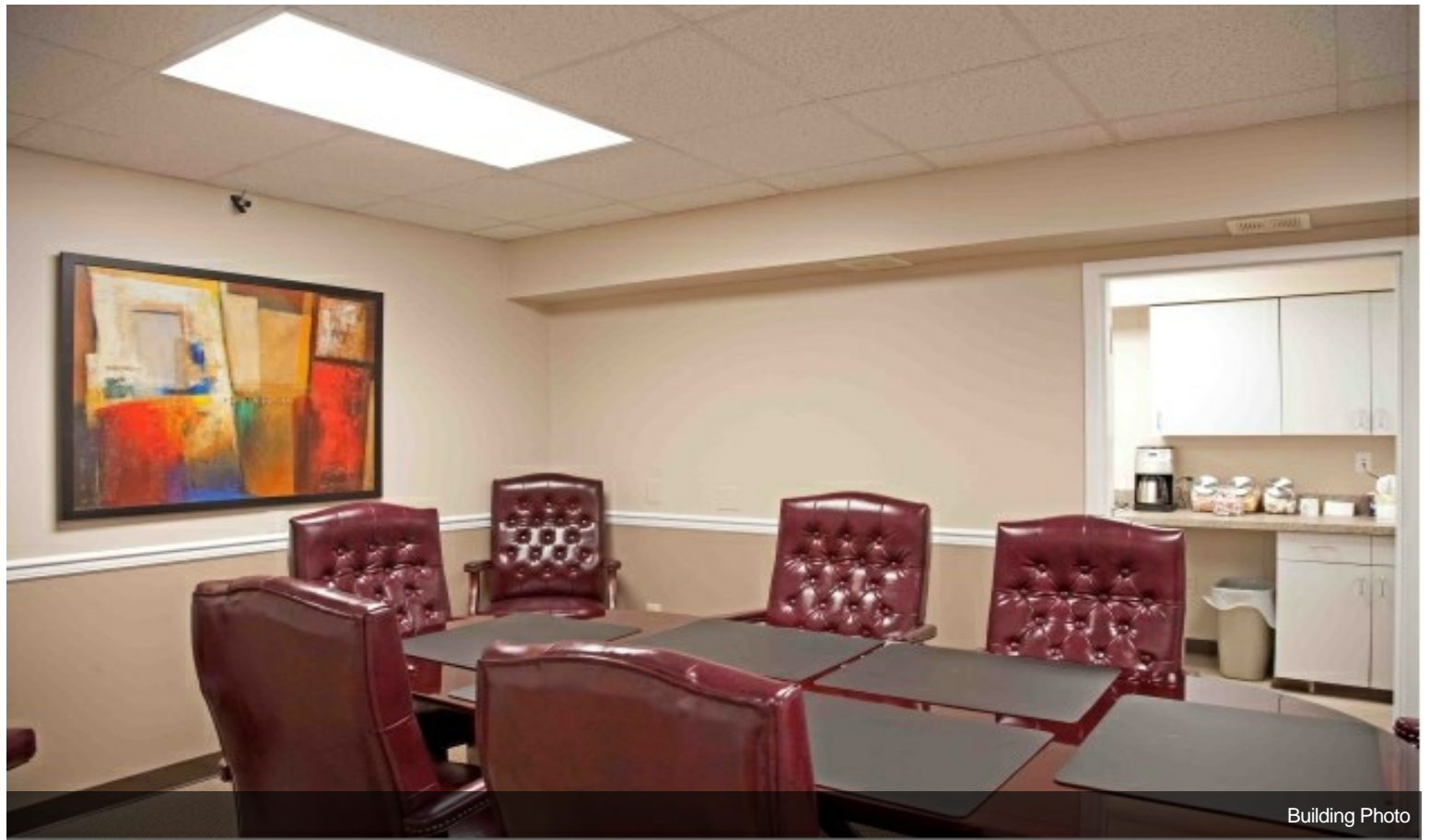


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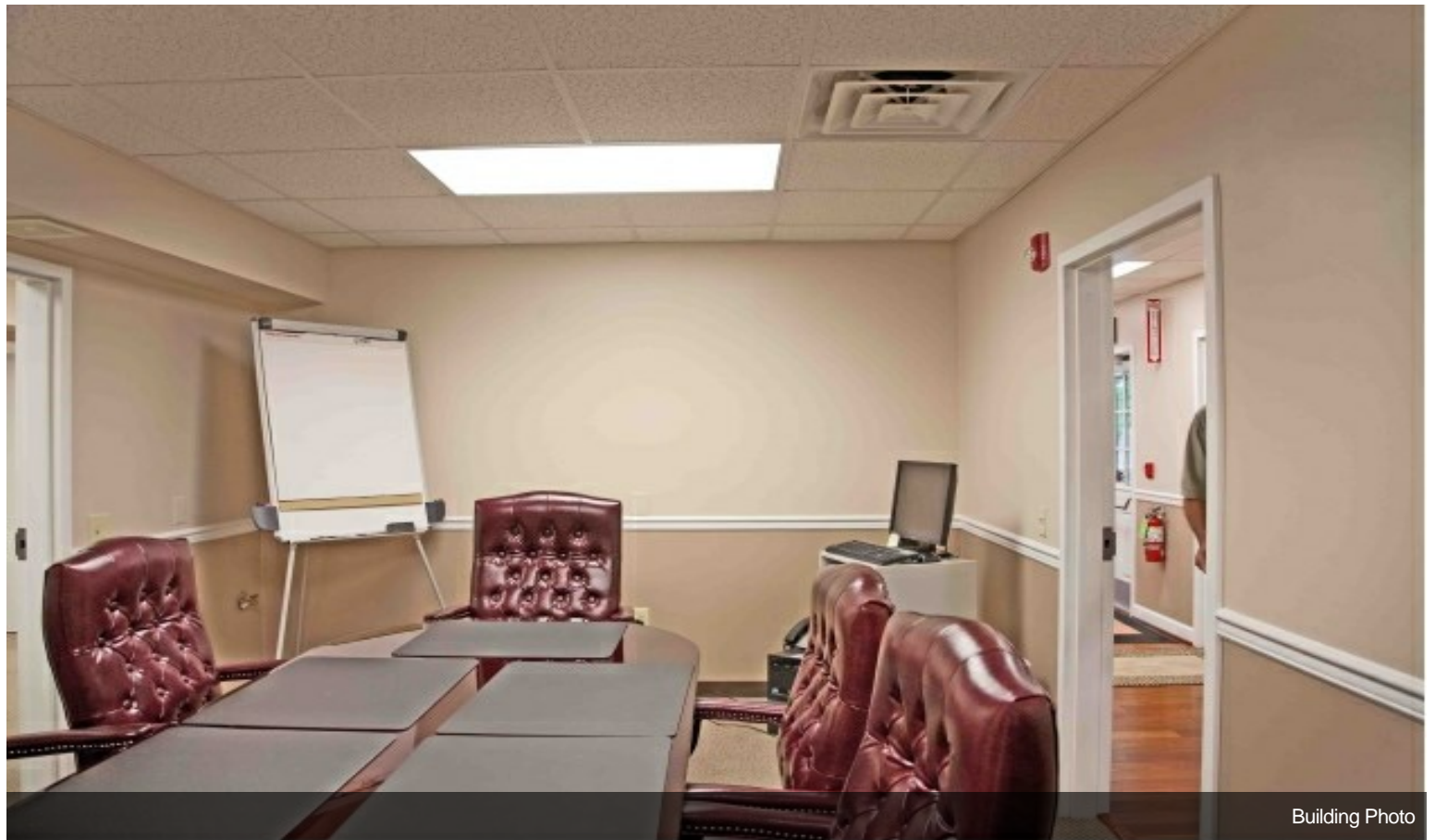


Building Photo

Property Photos



Building Photo

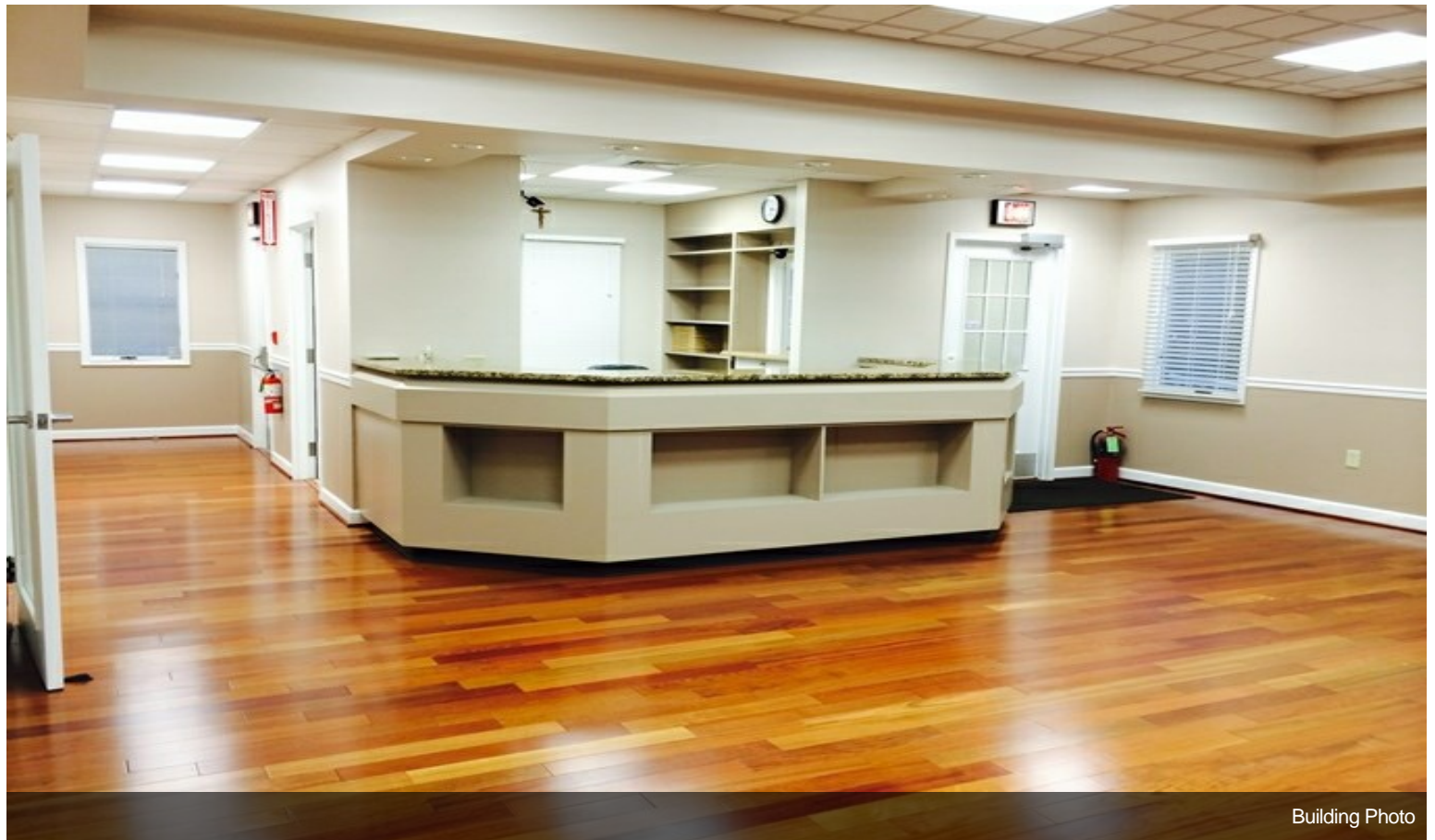


Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Primary Photo



Building Photo

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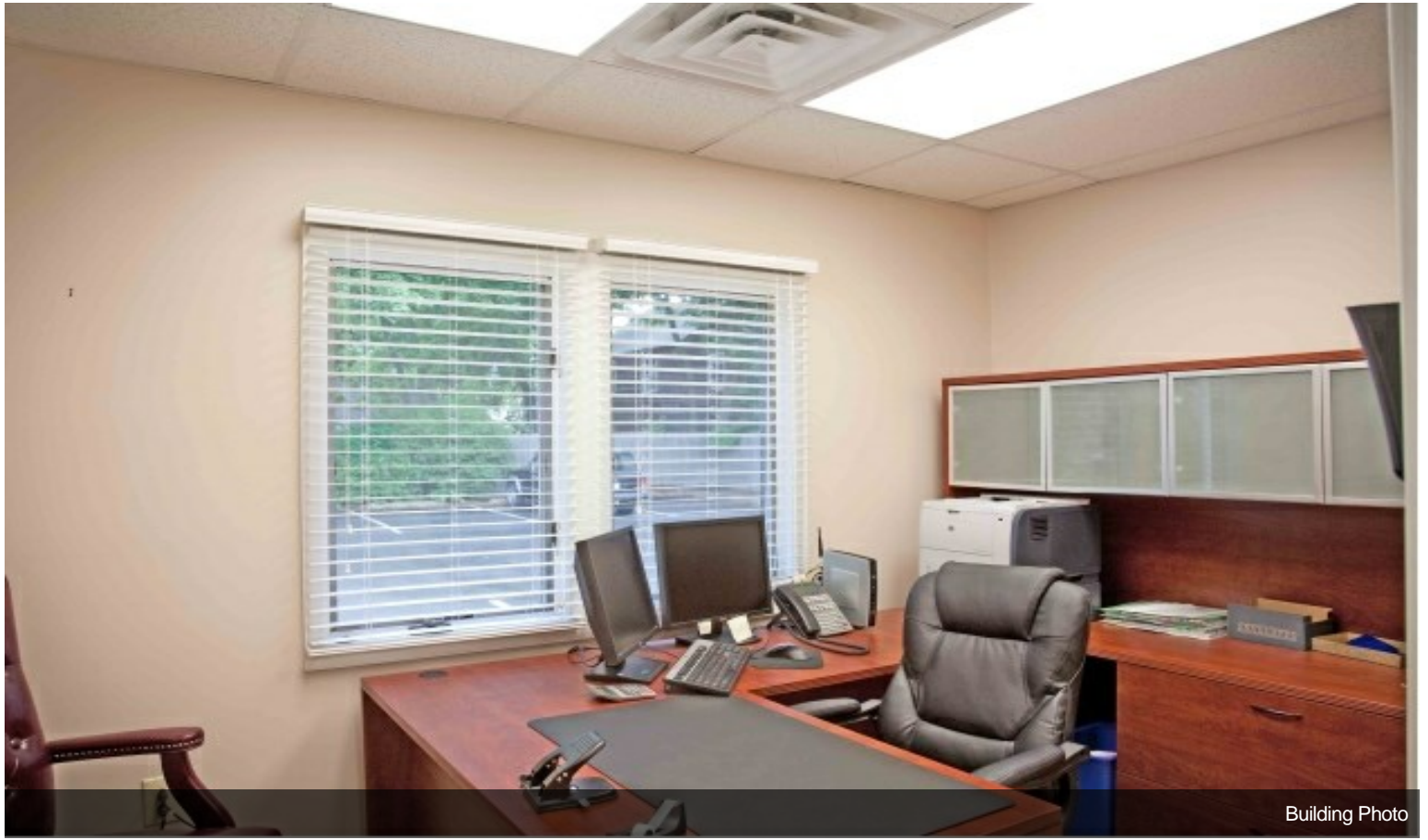


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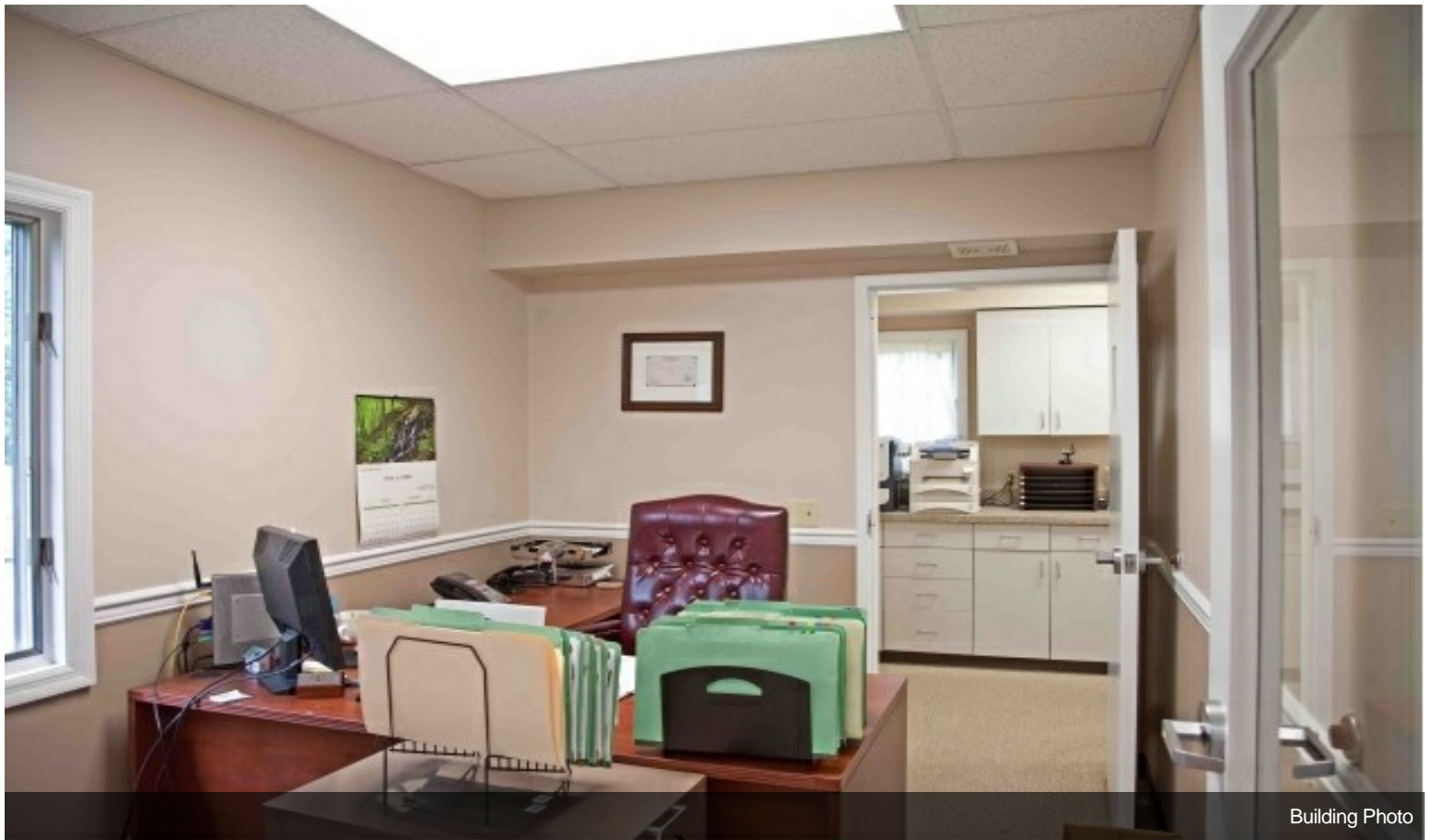


Building Photo

Property Photos



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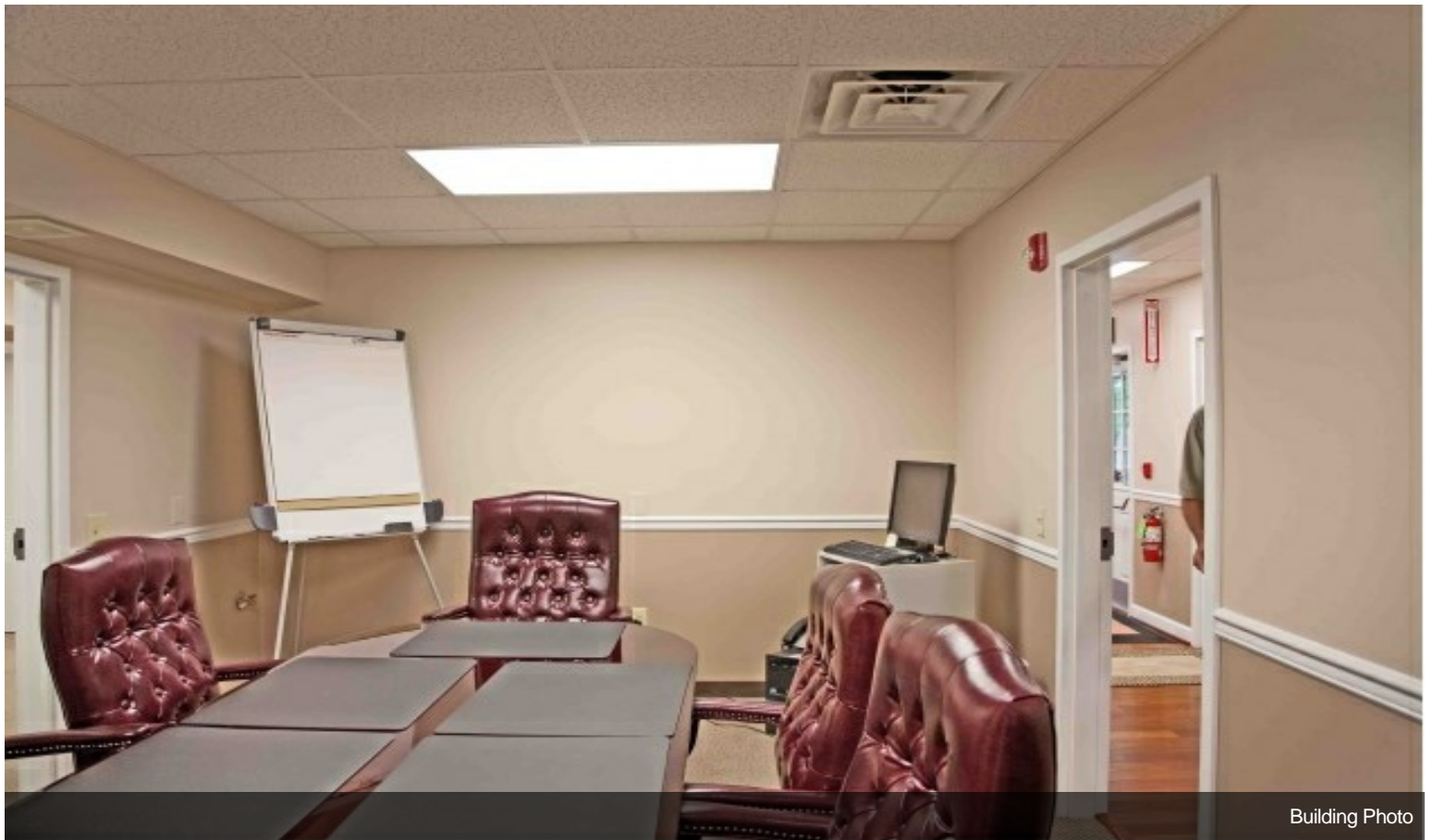


Building Photo

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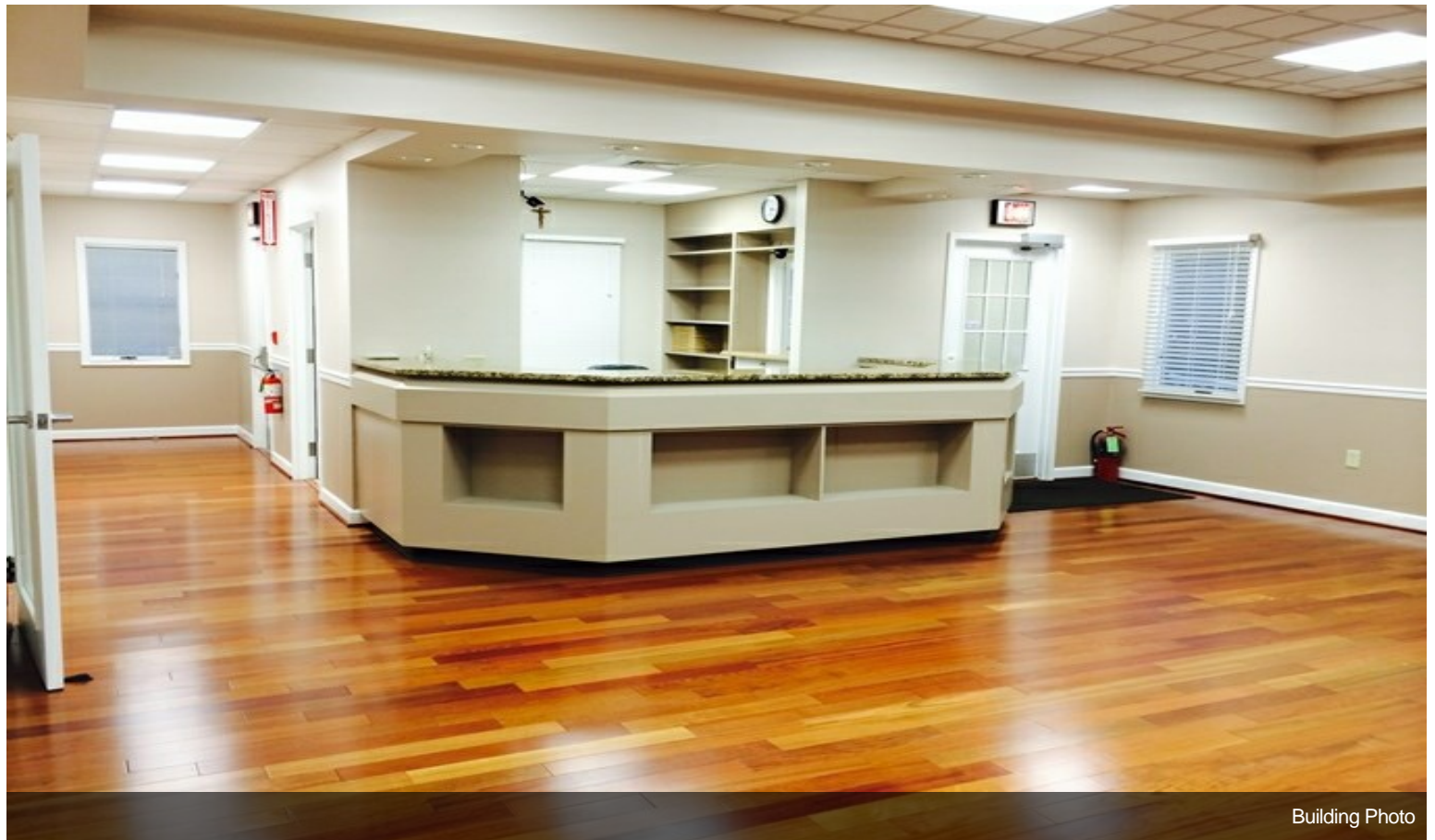


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Property Photos



Building Photo



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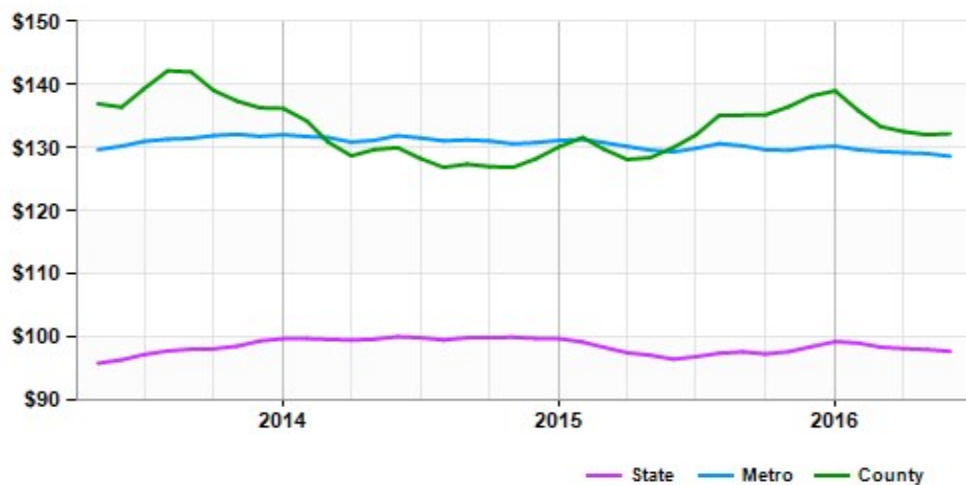
Property Photos



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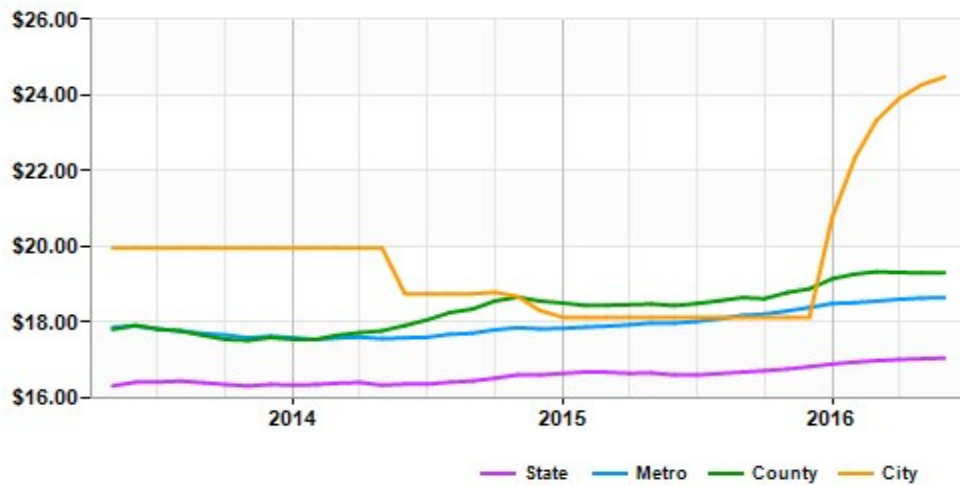
Market Trends

Asking Prices Office for Sale Horsham, PA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$98	-0.7%	+1.3%
Metro	\$129	-0.6%	-0.5%
County	\$132	-0.9%	+1.7%

Asking Rent Office for Lease Horsham, PA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$17.06	+0.4%	+2.7%
City	\$24.48	+4.9%	+35.0%
Metro	\$18.65	+0.5%	+3.7%
County	\$19.31	-0.1%	+4.7%

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	5,376	37,343	94,697
2015 Female Population	5,549	39,435	100,883
% 2015 Male Population	49.21%	48.64%	48.42%
% 2015 Female Population	50.79%	51.36%	51.58%
2015 Total Population: Adult	8,719	60,454	153,467
2015 Total Daytime Population	8,384	103,192	232,156
2015 Total Employees	3,387	64,686	129,774
2015 Total Population: Median Age	36	41	43
2015 Total Population: Adult Median Age	45	50	52
2015 Total population: Under 5 years	654	4,077	9,963
2015 Total population: 5 to 9 years	574	4,403	11,473
2015 Total population: 10 to 14 years	618	4,730	12,572
2015 Total population: 15 to 19 years	617	4,961	12,556
2015 Total population: 20 to 24 years	762	4,538	10,443
2015 Total population: 25 to 29 years	1,064	5,065	11,014
2015 Total population: 30 to 34 years	987	4,850	10,959
2015 Total population: 35 to 39 years	716	4,306	10,485
2015 Total population: 40 to 44 years	714	4,934	12,409
2015 Total population: 45 to 49 years	777	5,762	14,340
2015 Total population: 50 to 54 years	897	6,449	16,016
2015 Total population: 55 to 59 years	725	5,738	14,915
2015 Total population: 60 to 64 years	536	4,427	11,663
2015 Total population: 65 to 69 years	462	3,792	10,436
2015 Total population: 70 to 74 years	324	2,877	8,156
2015 Total population: 75 to 79 years	222	2,120	6,155
2015 Total population: 80 to 84 years	154	1,790	5,343
2015 Total population: 85 years and over	122	1,959	6,682
% 2015 Total population: Under 5 years	5.99%	5.31%	5.09%
% 2015 Total population: 5 to 9 years	5.25%	5.73%	5.87%
% 2015 Total population: 10 to 14 years	5.66%	6.16%	6.43%
% 2015 Total population: 15 to 19 years	5.65%	6.46%	6.42%
% 2015 Total population: 20 to 24 years	6.97%	5.91%	5.34%
% 2015 Total population: 25 to 29 years	9.74%	6.60%	5.63%
% 2015 Total population: 30 to 34 years	9.03%	6.32%	5.60%
% 2015 Total population: 35 to 39 years	6.55%	5.61%	5.36%
% 2015 Total population: 40 to 44 years	6.54%	6.43%	6.34%
% 2015 Total population: 45 to 49 years	7.11%	7.50%	7.33%
% 2015 Total population: 50 to 54 years	8.21%	8.40%	8.19%
% 2015 Total population: 55 to 59 years	6.64%	7.47%	7.63%
% 2015 Total population: 60 to 64 years	4.91%	5.77%	5.96%
% 2015 Total population: 65 to 69 years	4.23%	4.94%	5.34%
% 2015 Total population: 70 to 74 years	2.97%	3.75%	4.17%
% 2015 Total population: 75 to 79 years	2.03%	2.76%	3.15%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	1.41%	2.33%	2.73%
% 2015 Total population: 85 years and over	1.12%	2.55%	3.42%
2015 White alone	8,682	63,842	165,004
2015 Black or African American alone	811	5,151	13,067
2015 American Indian and Alaska Native alone	31	164	288
2015 Asian alone	836	4,041	10,198
2015 Native Hawaiian and OPI alone	7	37	92
2015 Some Other Race alone	269	1,917	3,216
2015 Two or More Races alone	289	1,626	3,715
2015 Hispanic	688	4,574	8,798
2015 Not Hispanic	10,237	72,204	186,782
% 2015 White alone	79.47%	83.15%	84.37%
% 2015 Black or African American alone	7.42%	6.71%	6.68%
% 2015 American Indian and Alaska Native alone	0.28%	0.21%	0.15%
% 2015 Asian alone	7.65%	5.26%	5.21%
% 2015 Native Hawaiian and OPI alone	0.06%	0.05%	0.05%
% 2015 Some Other Race alone	2.46%	2.50%	1.64%
% 2015 Two or More Races alone	2.65%	2.12%	1.90%
% 2015 Hispanic	6.30%	5.96%	4.50%
% 2015 Not Hispanic	93.70%	94.04%	95.50%
2015 Not Hispanic: White alone	9,262	65,514	161,778
2015 Not Hispanic: Black or African American alone	681	4,192	10,354
2015 Not Hispanic: American Indian and Alaska Native alone	21	89	164
2015 Not Hispanic: Asian alone	693	2,720	5,943
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	14	62
2015 Not Hispanic: Some Other Race alone	18	67	158
2015 Not Hispanic: Two or More Races	122	721	1,491
% 2015 Not Hispanic: White alone	83.74%	86.79%	88.11%
% 2015 Not Hispanic: Black or African American alone	6.16%	5.55%	5.64%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.19%	0.12%	0.09%
% 2015 Not Hispanic: Asian alone	6.27%	3.60%	3.24%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.02%	0.03%
% 2015 Not Hispanic: Some Other Race alone	0.16%	0.09%	0.09%
% 2015 Not Hispanic: Two or More Races	1.10%	0.96%	0.81%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	10,925	76,778	195,580
2015 Households	4,717	29,870	75,115

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	224	2,487	4,413
Household Change 2010-2015	86	975	1,939
% Population Change 2010-2015	2.09%	3.35%	2.31%
% Household Change 2010-2015	1.86%	3.37%	2.65%
Population Change 2000-2015	-136	1,289	11,974
Household Change 2000-2015	-236	1,260	6,518
% Population Change 2000 to 2015	-1.23%	1.71%	6.52%
% Household Change 2000 to 2015	-4.76%	4.40%	9.50%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	5,093	29,334	70,298
2015 Occupied Housing Units	4,953	28,610	68,597
2015 Owner Occupied Housing Units	2,586	20,356	52,057
2015 Renter Occupied Housing Units	2,367	8,254	16,540
2015 Vacant Housings Units	140	724	1,701
% 2015 Occupied Housing Units	97.25%	97.53%	97.58%
% 2015 Owner occupied housing units	52.21%	71.15%	75.89%
% 2015 Renter occupied housing units	47.79%	28.85%	24.11%
% 2000 Vacant housing units	2.75%	2.47%	2.42%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$67,662	\$71,354	\$75,671
2015 Household Income: Average	\$86,027	\$92,760	\$101,694
2015 Per Capita Income	\$37,218	\$36,472	\$39,656
2015 Household income: Less than \$10,000	176	963	2,570
2015 Household income: \$10,000 to \$14,999	129	923	2,250
2015 Household income: \$15,000 to \$19,999	156	1,099	2,736
2015 Household income: \$20,000 to \$24,999	154	1,203	2,680
2015 Household income: \$25,000 to \$29,999	128	1,383	3,196
2015 Household income: \$30,000 to \$34,999	306	1,327	3,153
2015 Household income: \$35,000 to \$39,999	201	1,168	2,687
2015 Household income: \$40,000 to \$44,999	183	1,038	2,608
2015 Household income: \$45,000 to \$49,999	170	1,066	2,481
2015 Household income: \$50,000 to \$59,999	449	2,391	5,796
2015 Household income: \$60,000 to \$74,999	600	3,136	7,117
2015 Household income: \$75,000 to \$99,999	741	4,466	10,541
2015 Household income: \$100,000 to \$124,999	503	3,663	8,848
2015 Household income: \$125,000 to \$149,999	326	2,042	5,506
2015 Household income: \$150,000 to \$199,999	254	1,938	5,916
2015 Household income: \$200,000 or more	241	2,064	7,030
% 2015 Household income: Less than \$10,000	3.73%	3.22%	3.42%
% 2015 Household income: \$10,000 to \$14,999	2.73%	3.09%	3.00%

Demographics

Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	3.31%	3.68%	3.64%
% 2015 Household income: \$20,000 to \$24,999	3.26%	4.03%	3.57%
% 2015 Household income: \$25,000 to \$29,999	2.71%	4.63%	4.25%
% 2015 Household income: \$30,000 to \$34,999	6.49%	4.44%	4.20%
% 2015 Household income: \$35,000 to \$39,999	4.26%	3.91%	3.58%
% 2015 Household income: \$40,000 to \$44,999	3.88%	3.48%	3.47%
% 2015 Household income: \$45,000 to \$49,999	3.60%	3.57%	3.30%
% 2015 Household income: \$50,000 to \$59,999	9.52%	8.00%	7.72%
% 2015 Household income: \$60,000 to \$74,999	12.72%	10.50%	9.47%
% 2015 Household income: \$75,000 to \$99,999	15.71%	14.95%	14.03%
% 2015 Household income: \$100,000 to \$124,999	10.66%	12.26%	11.78%
% 2015 Household income: \$125,000 to \$149,999	6.91%	6.84%	7.33%
% 2015 Household income: \$150,000 to \$199,999	5.38%	6.49%	7.88%
% 2015 Household income: \$200,000 or more	5.11%	6.91%	9.36%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$1,309,427	\$8,240,254	\$20,849,881
2015 Jewelry stores	\$496,673	\$3,208,158	\$8,386,726
2015 Mens clothing stores	\$1,574,360	\$10,107,745	\$25,899,530
2015 Shoe stores	\$1,587,195	\$10,181,821	\$26,034,175
2015 Womens clothing stores	\$2,677,833	\$17,481,717	\$45,115,319
2015 Automobile dealers	\$21,352,150	\$139,700,429	\$361,293,818
2015 Automotive parts and accessories stores	\$4,113,171	\$26,853,656	\$69,077,189
2015 Other motor vehicle dealers	\$568,464	\$3,729,357	\$9,523,975
2015 Tire dealers	\$1,835,505	\$11,983,364	\$30,802,443
2015 Hardware stores	\$88,887	\$589,815	\$1,548,844
2015 Home centers	\$877,270	\$5,926,593	\$15,578,597
2015 Nursery and garden centers	\$1,051,572	\$7,268,258	\$19,379,677
2015 Outdoor power equipment stores	\$477,272	\$3,157,176	\$8,188,621
2015 Paint andwallpaper stores	\$99,646	\$663,214	\$1,710,829
2015 Appliance, television, and other electronics stores	\$2,853,663	\$18,769,775	\$48,704,132
2015 Camera andphotographic supplies stores	\$225,862	\$1,486,625	\$3,880,544
2015 Computer andsoftware stores	\$7,638,893	\$49,306,797	\$125,886,794
2015 Beer, wine, and liquor stores	\$1,343,672	\$8,729,378	\$22,575,413
2015 Convenience stores	\$5,920,737	\$37,612,293	\$95,768,447
2015 Restaurant Expenditures	\$5,561,332	\$36,393,190	\$94,236,176
2015 Supermarkets and other grocery (except convenience) stores	\$21,399,656	\$138,330,720	\$353,013,857
2015 Furniture stores	\$2,018,067	\$13,141,356	\$34,187,030
2015 Home furnishings stores	\$6,962,877	\$45,856,537	\$118,680,882
2015 General merchandise stores	\$36,456,785	\$240,725,435	\$625,894,171
2015 Gasoline stations with convenience stores	\$18,549,356	\$119,004,914	\$303,098,054
2015 Other gasoline stations	\$13,315,617	\$85,728,676	\$218,282,819
2015 Department stores (excl leased depts)	\$35,960,112	\$237,517,277	\$617,507,445
2015 General merchandise stores	\$36,456,785	\$240,725,435	\$625,894,171
2015 Other health and personal care stores	\$1,433,189	\$9,451,040	\$24,549,591

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$5,632,842	\$37,195,205	\$95,999,673
2015 Pet and pet supplies stores	\$1,536,636	\$10,032,579	\$25,702,642
2015 Book, periodical, and music stores	\$242,007	\$1,608,960	\$4,217,130
2015 Hobby, toy, and game stores	\$663,008	\$4,266,450	\$10,921,903
2015 Musical instrument and supplies stores	\$70,728	\$461,428	\$1,213,865
2015 Sewing, needlework, and piece goods stores	\$127,553	\$835,253	\$2,152,700
2015 Sporting goods stores	\$667,891	\$4,389,804	\$11,379,480