

**ABINGTON, PA**

1776 OLD YORK RD

±2,904 SF ON ±0.8 ACRES AVAILABLE FOR LEASE

PHILADELPHIA MSA

**FREESTANDING  
FORMER QSR**

**SITUATED ON HEAVILY TRAFFICKED AND SIGNALIZED INTERSECTION ALONG OLD YORK ROAD (ROUTE 611)**



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

**get in touch.**

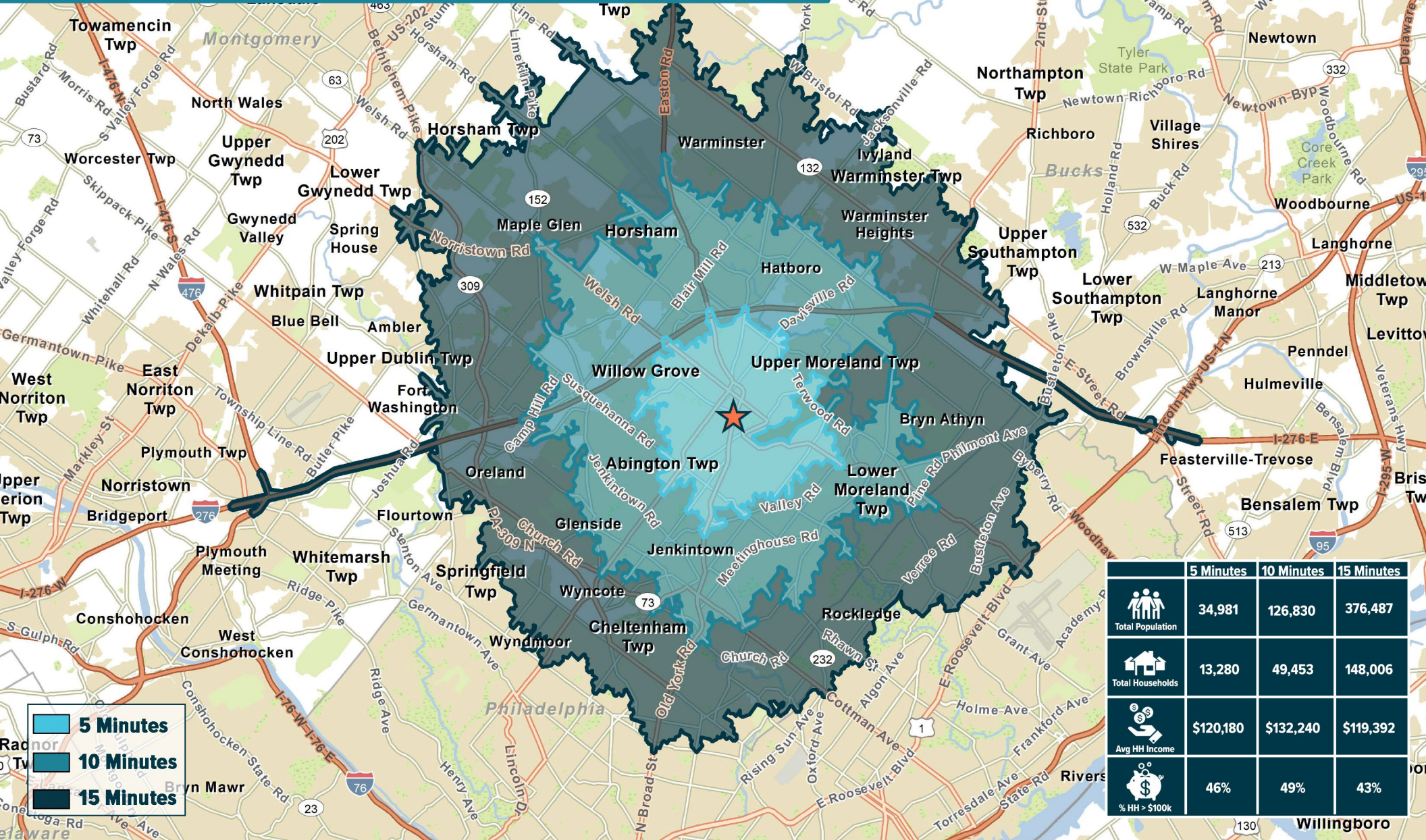
**JONATHAN SPOERL**

office 215.893.0300  
direct 610.260.2675  
jspoerl@metrocommercial.com

**JOE DOUGHERTY**

office 610.825.5222  
direct 610.260.2670  
jdougherty@metrocommercial.com

# 49,453 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



	5 Minutes	10 Minutes	15 Minutes
Total Population	34,981	126,830	376,487
Total Households	13,280	49,453	148,006
Avg HH Income	\$120,180	\$132,240	\$119,392
% HH > \$100k	46%	49%	43%

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.01.23

**ABINGTON, PA**  
1776 OLD YORK RD



MetroCommercial.com

# HIGH POPULATION WITHIN 10 MINUTES OF THE SITE (126,830 PEOPLE)



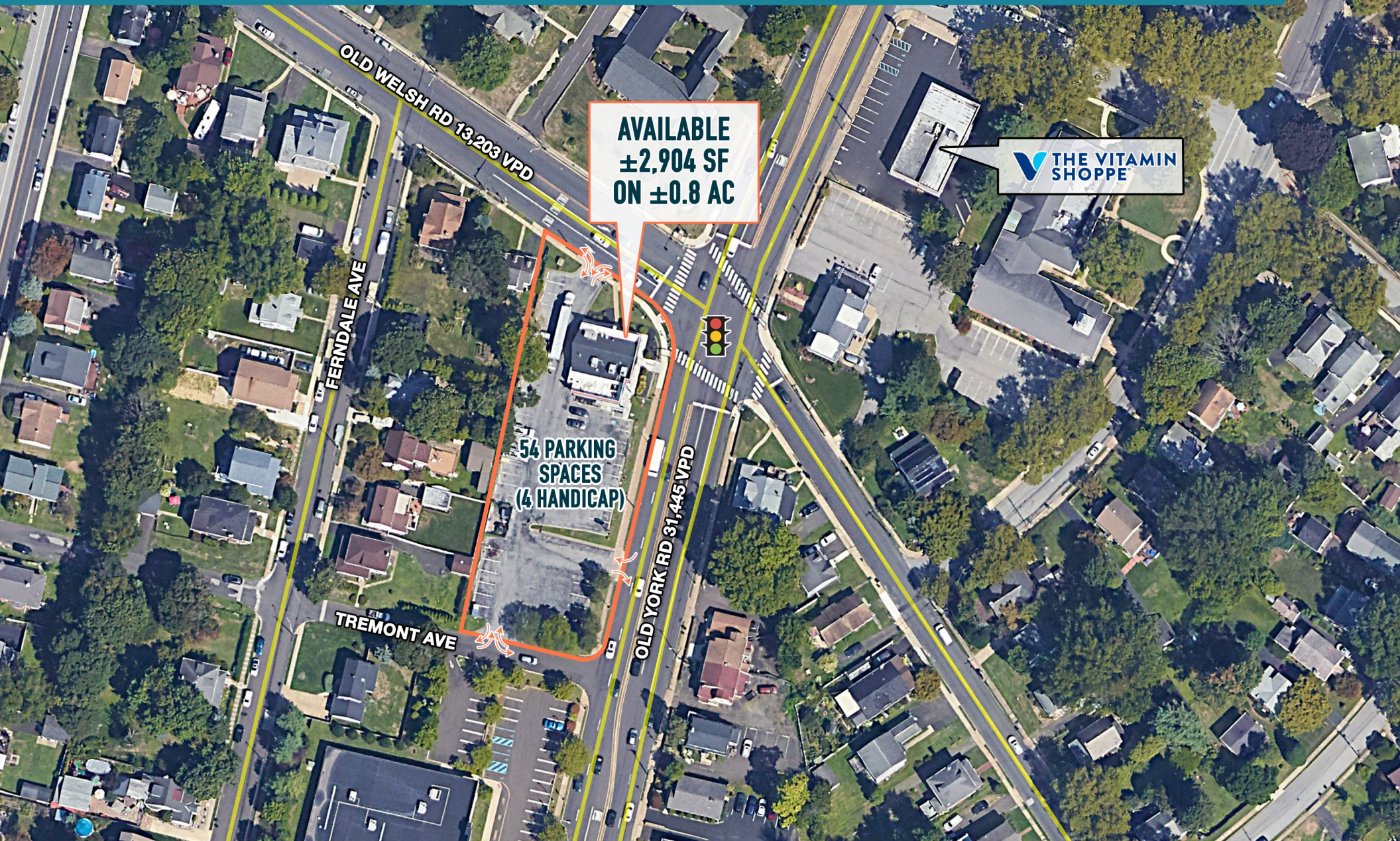
The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.01.23

**ABINGTON, PA**  
1776 OLD YORK RD



MetroCommercial.com

# RARE FREESTANDING BUILDING ALONG ROUTE 611 WITH GREAT VISIBILITY WITH 54 PARKING SPACES



AVAILABLE  
±2,904 SF  
ON ±0.8 AC

THE VITAMIN  
SHOPPE

54 PARKING  
SPACES  
(4 HANDICAP)

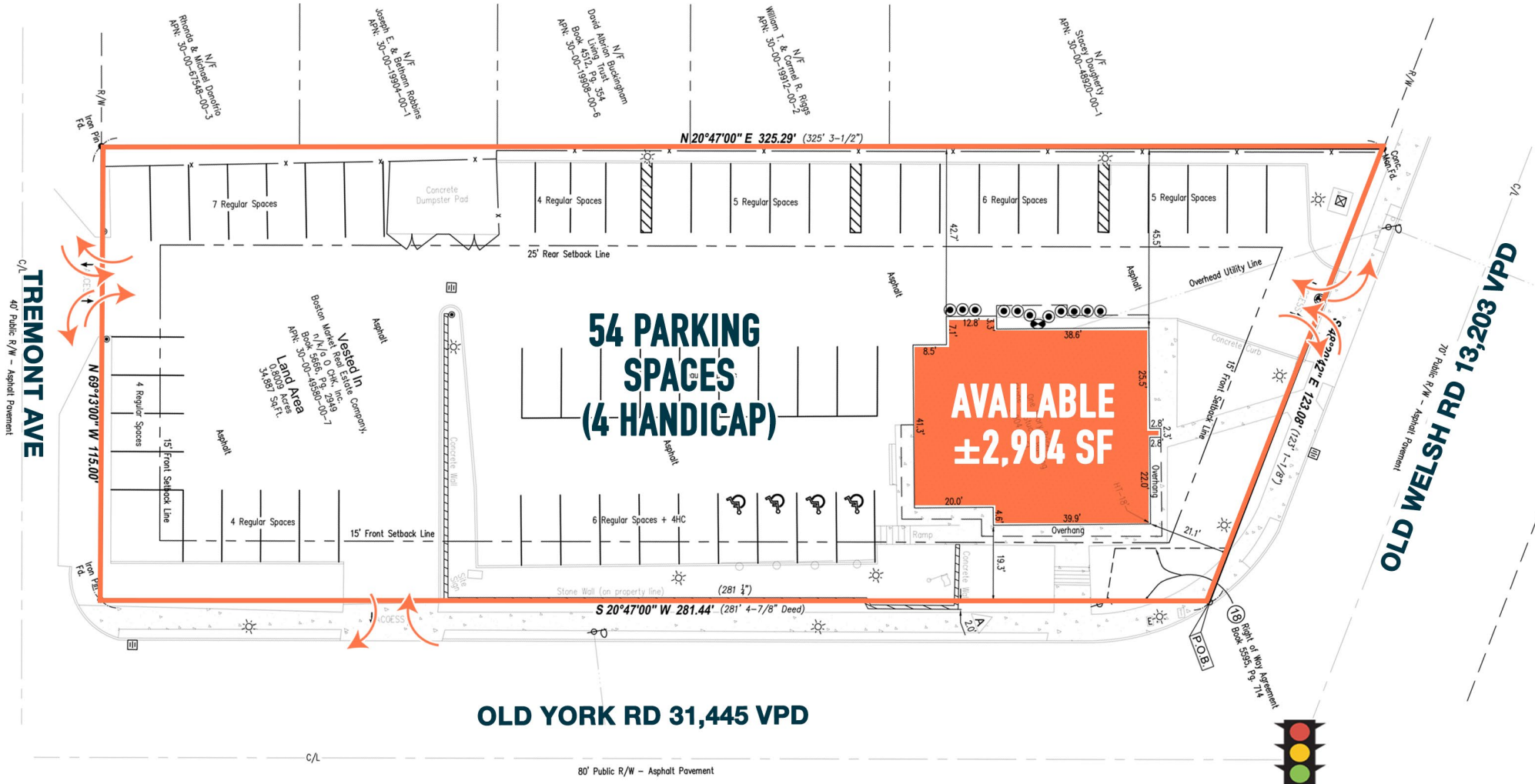
The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.01.23

ABINGTON, PA  
1776 OLD YORK RD

METRO  
COMMERCIAL

MetroCommercial.com

# SITE PLAN



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.01.23

# INTERIOR PHOTOS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.01.23

**ABINGTON, PA**  
1776 OLD YORK RD



MetroCommercial.com



54 PARKING SPACES  
(4 HANDICAP)

OLD YORK ROAD (ROUTE 611) 31,445 VPD

OLD WELSH RD 13,203 VPD

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.01.23

**ABINGTON, PA**  
1776 OLD YORK RD



MetroCommercial.com