

# 14 PARK AVENUE

CHALFONT, PA



 **MORE THAN 260 HOUSEHOLDS  
WITHIN WALKING DISTANCE**

## 5,137 SQUARE FOOT STANDALONE BUILDING

**REPRESENTED BY  
THE FLYNN  
COMPANY**

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## 3,080 SF BREWERY/WINE BAR SPACE AVAILABLE

2,057 SF OF ADJACENT SPACE FOR PROSPECTIVE  
FOOD VENDORS

- Ample parking
- Outdoor seating area
- Excellent visibility/signage opportunity at lighted intersection
- Adjacent to luxury apartment complex
- Located in walkable downtown residential neighborhood
- Steps from Chalfont SEPTA train station

The  
Flynn  
Company



THE FLYNN COMPANY

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# NEIGHBORHOOD INFORMATION



**Directly across the street from Patriot Station- a newly built 69-unit three- story luxury apartment building.**

- Located at signalized intersection of Park Avenue and Main Street (Route 152)
- Chalfont Train Station steps away
- Adjacent to Owowcow Creamery
- Pine Creek Condominiums to the rear of the property
- Lindenfield Townhome Community 1/2 mile away accessible by walking path via Chestnut Street Park
- Several other neighborhoods surround the Chalfont Borough and New Britain Township area
- Manhattan Bagel, Nina’s Waffles & Ice Cream, and Leonardo’s Pizza at next corner

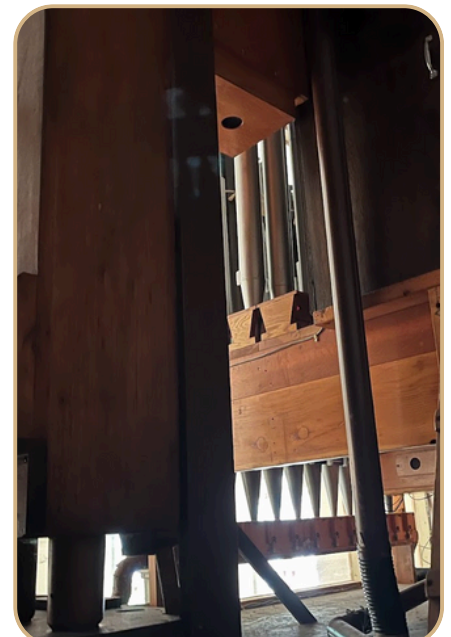


**PATRIOT STATION**  
AT CHALFONT



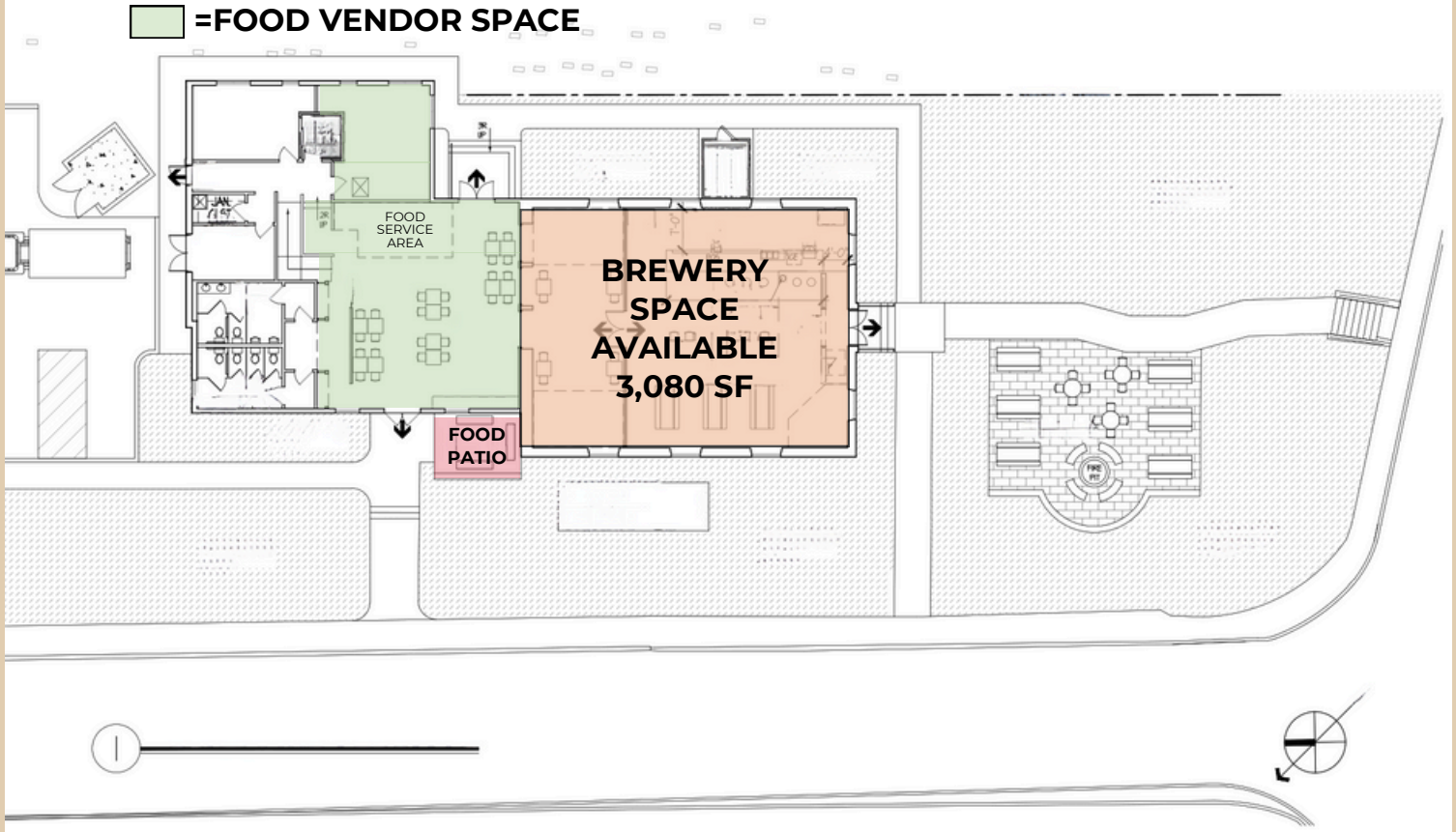
## BUILDING FEATURES

- Existing 10,000 SF building, formerly St. James Lutheran Church, to be partially demolished.
- Unique features of the building to remain including stained glass windows and pipe organ, retaining the historic charm of the original structure
- Outdoor seating area will be constructed at side of the structure facing Main Street, outside the steps of the former church building.

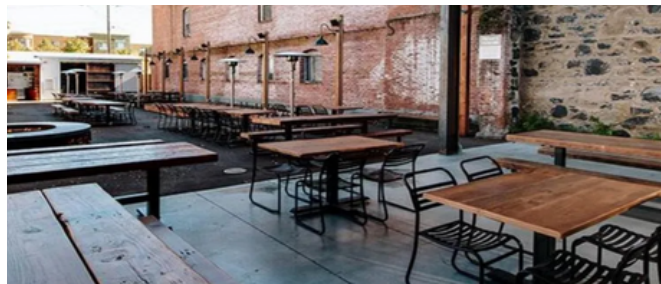


# PROPOSED FLOOR PLAN

*Plans are conceptual for illustrative purposes only.*



*Concept illustrations to show potential uses of planned outdoor spaces*



# LOCATION & DEMOGRAPHICS- CHALFONT, PA



## POPULATION

1 Mile: 6,981  
3 Miles: 36,290  
5 Miles: 115,779



## HOUSEHOLDS

1 Mile: 2,592  
3 Miles: 12,702  
5 Miles: 42,883



## AVG HOUSEHOLD INCOME

1 Mile: \$140,882  
3 Miles: \$155,390  
5 Miles: \$139,764



## TRAFFIC COUNT

Main Street  
Average Cars Per Day  
**14,342**



*For more information, please contact:*

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