

Willow Grove Square | 31-49 Easton Road

Willow Grove, PA



Property Highlights

- Newly acquired by active local ownership committed to tenant satisfaction. Approximately 5,085 RSF of contiguous or demised second floor office space - 2,443 RSF and 2,642 RSF respectively.
- Inline retail space available 2,397 RSF, 3,495 RSF available now, and a 3,002 RSF Wells Fargo branch available September 1, 2025.
- Ample parking with over 80 onsite parking spaces.
- Elevatored serviced office space providing ADA accessibility.
- Traffic count: $\pm 25,000$ vehicles per day.

Location Highlights

- Coming soon: New 260 Unit Luxury apartment development across the street at The Willow Grove Shopping Center.
- Conveniently located within 1.3 miles of the Willow Grove Interchange providing easy access to all major highway corridors.
- Within walking distance to SEPTA commuter rail service at the Willow Grove Train Station (R2 Line), and SEPTA commuter bus service on Easton and Old York Roads (Routes 611 and 263) via Routes 22 and 98.

31 Easton Road

- 3,495 RSF of end cap retail space on Easton Rd
- Open floor plan allowing for quick plug and play opportunity
- Large storefront windows
- ADA accessible
- Rear loading area with double doors and step-van loading dock
- Can be demised

33 Easton Road

- 2,397 RSF of inline retail space
- Currently occupied as a small grocery store with in store deli.
- Open floor plan with visibility on Easton Road
- Second egress/accessibility from rear parking lot in addition to front parking
- Can be made available within 60 days of notice
- \$18 PSF NNN

37 Easton Road

- 2nd generation bank branch
- 3,002 RSF currently occupied by Wells Fargo
- Turnkey space for another bank branch
- ATM space and drop box located on the storefront entrance off Easton Road
- Space was fully renovated within the last 5-years
- Store-front entrance on Easton road with rear entrance off Davis Road

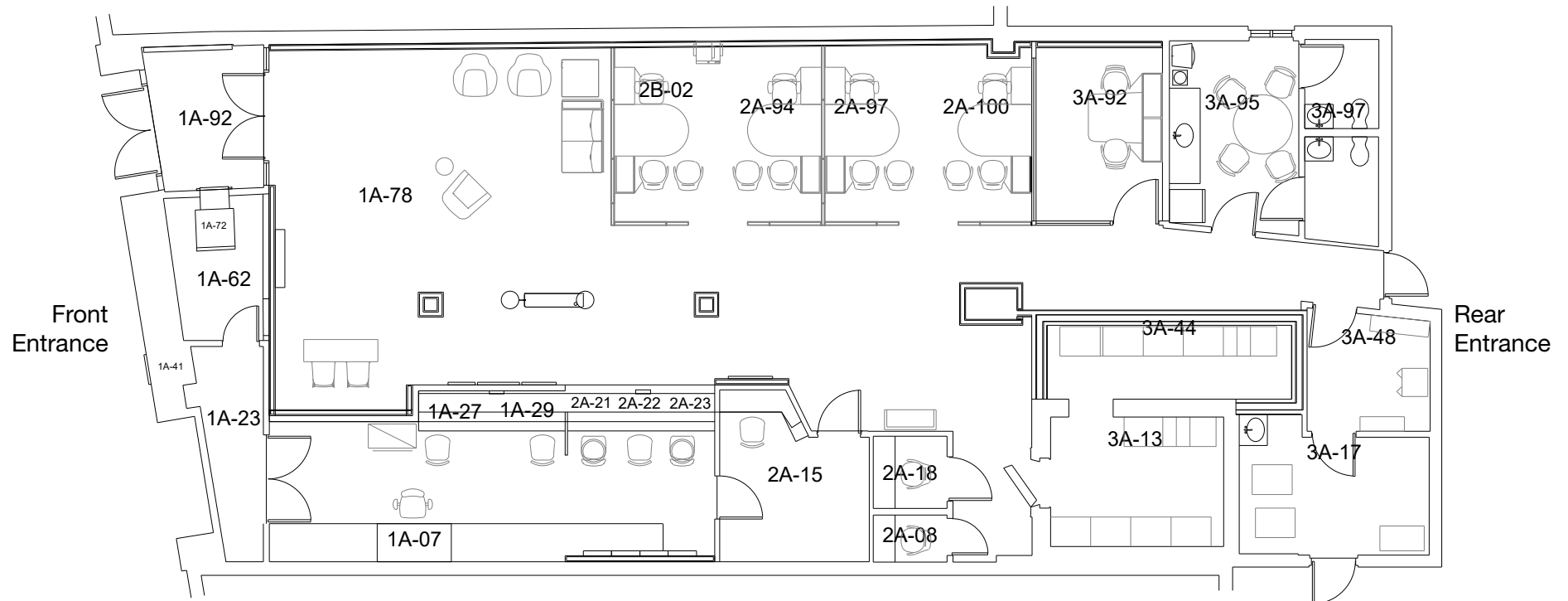
49 Easton Road, Suite 201 & 202

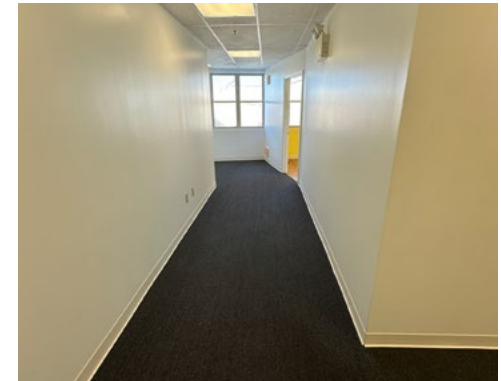
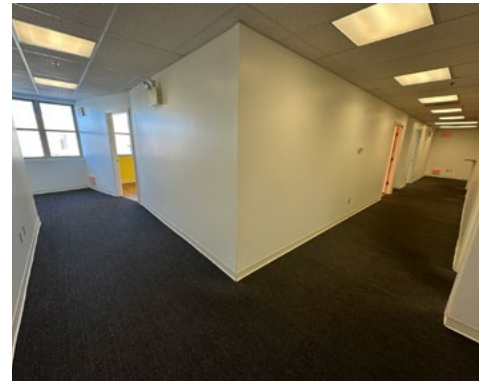
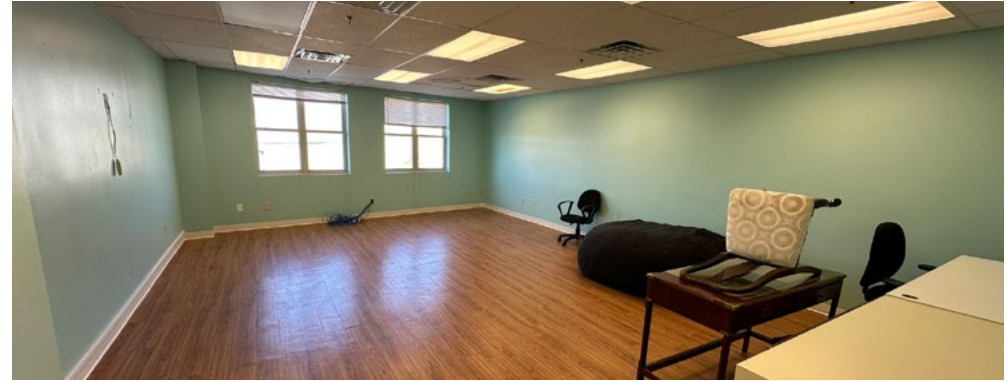
- 2,443 RSF and 2,642 RSF of office space, can be combined for 5,085 RSF
- End unit with 3 sides of windows providing abundant amount of natural light
- All offices are ADA accessible
- Negotiable





37 Easton Road Floor Plan

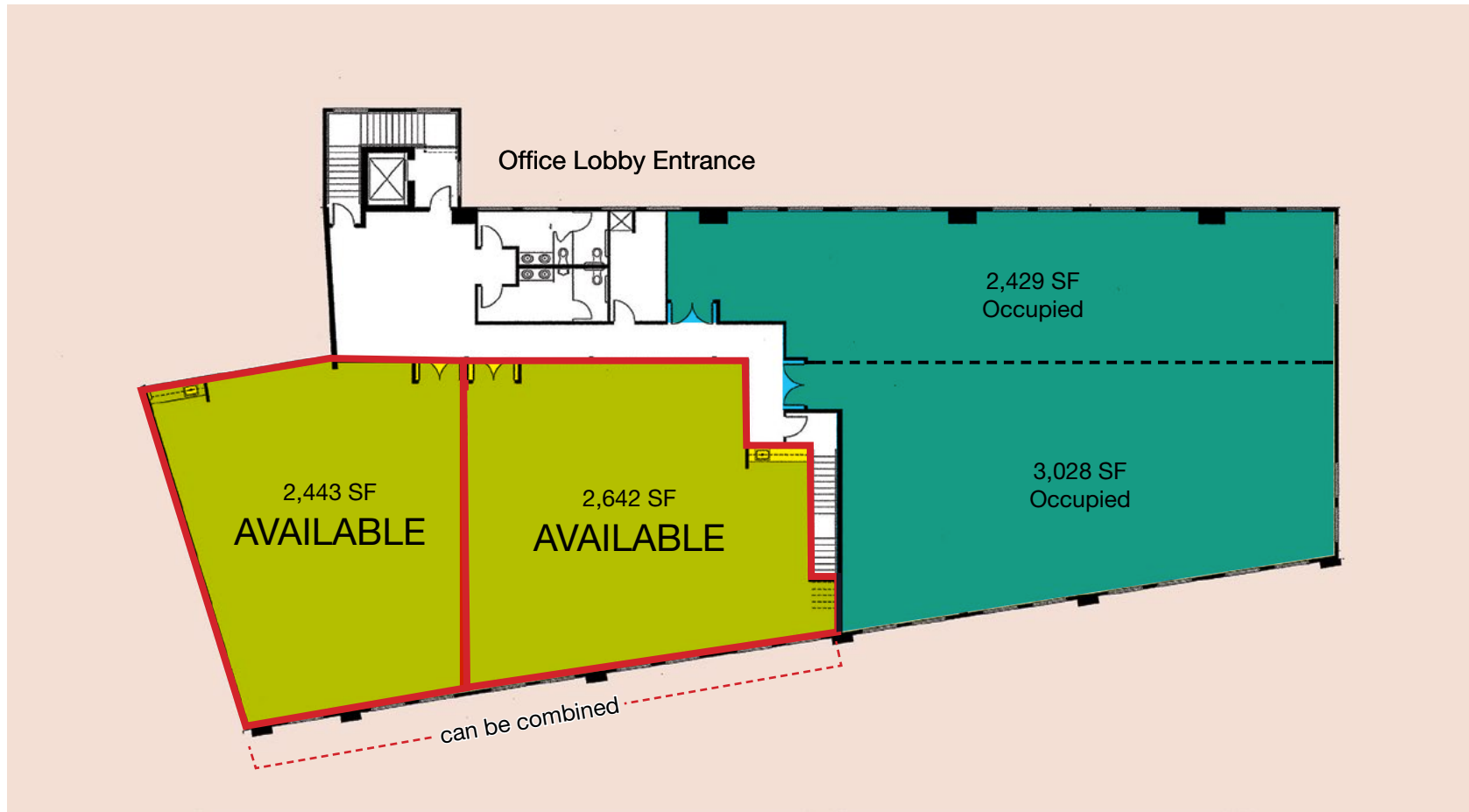




31-49 Easton Road Retail Availability



49 Easton Road - 2nd Floor Office Space Availability



Hand-drawn floor plan of a building. A red line outlines a specific area. The rooms and their dimensions are as follows:

- RECEP.** 8'-10" x 6'-0"
- STOR. RM** 8'-0" x 6'-0"
- KITCHEN** 12'-0" x 6'-0"
- WAITING** 12'-0" x 6'-0"
- LARGE CONF. RM** 18'-0" x 12'-0"
- VISITATION RM** 11'-0" x 12'-0"
- EXEC. OFFICE** 14'-0" x 12'-0"
- OFFICE** 12'-0" x 12'-0"

Other features include a staircase labeled "DN" and a small area labeled "FILE" and "STOR". A red line outlines the area containing the Reception, Storage, Kitchen, and Waiting areas, and another red line outlines the area containing the Large Conference Room, Executive Office, and Office.

31-49 Easton Road Willow Grove, PA

Location

