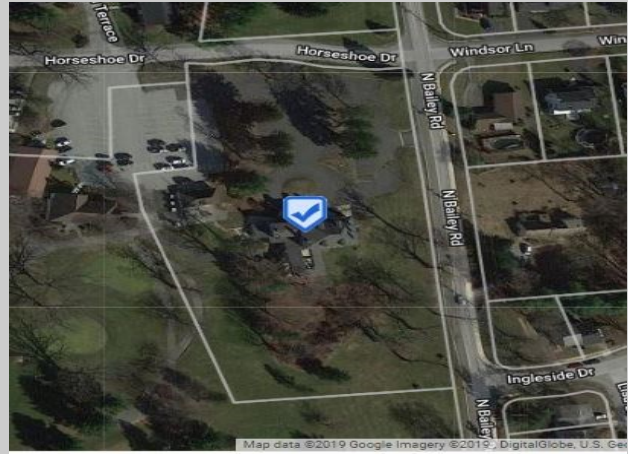




PREFERRED

A different kind of real estate company®

# For Sale

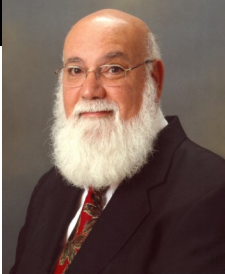


## Property Overview

### 300 N Bailey Rd, Thorndale, PA

Historic 150 year old 12464 sf building with loads of character offering high ceilings on 3.3 Acres adjacent to Ingleside Golf Course. Near Business Route 30 and Thorndale/R5 train station. 528 ft Road frontage on N Bailey Rd with signage. First floor currently fit out as Restaurant. Second and third floors contain several spacious rooms. Full dry basement with high ceilings. 40 + off street parking spaces. With township approval site is Ideal for Funeral Home, Church, Banquet Hall , Medical, Professional Offices or any other business that needs large parking requirement. This parcel offers the ability to expand and/or develop site .

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2020 Total Population	6,027	38,825	86,860
2020 Ave Household Income	\$109,128	\$108,418	\$106,165
2020 Total Households	2,310	13,895	31,895
<b>Taxes \$13,890 / 2020</b>	<b>Zoning R-5</b>		



Joe Leone  
 Associate Broker  
 Cell 610-551-5830  
 Office 888-829-0221  
 jfleone1@gmail.com  
 www.ListWithSanta.com