

THE STATION AT HATBORO FOR LEASE: NEW CONSTRUCTION - GROUND FLOOR RETAIL

37 N York Rd, Hatboro, Montgomery County, PA 19040

EQUITY CRE



PROPERTY FEATURES & DETAILS

- 5,000 SF ground floor retail space available
- Anticipated delivery date: March 2026
- Located on the ground floor of a new 102 unit multi-family development

LOCATION DETAILS

- Located in the heart of Hatboro Borough
- Transportation:
 - » Walking distance to Hatboro Train Station – Septa Regional Rail Warminster Line (0.3 mile - 8 min walk)
 - » SEPTA bus stop at the corner of Old York Rd & Moreland Ave (0.05 mile - <1 min walk)
 - » 1.5 Miles from I-276 & Rt. 611 Interchange



CONTACT

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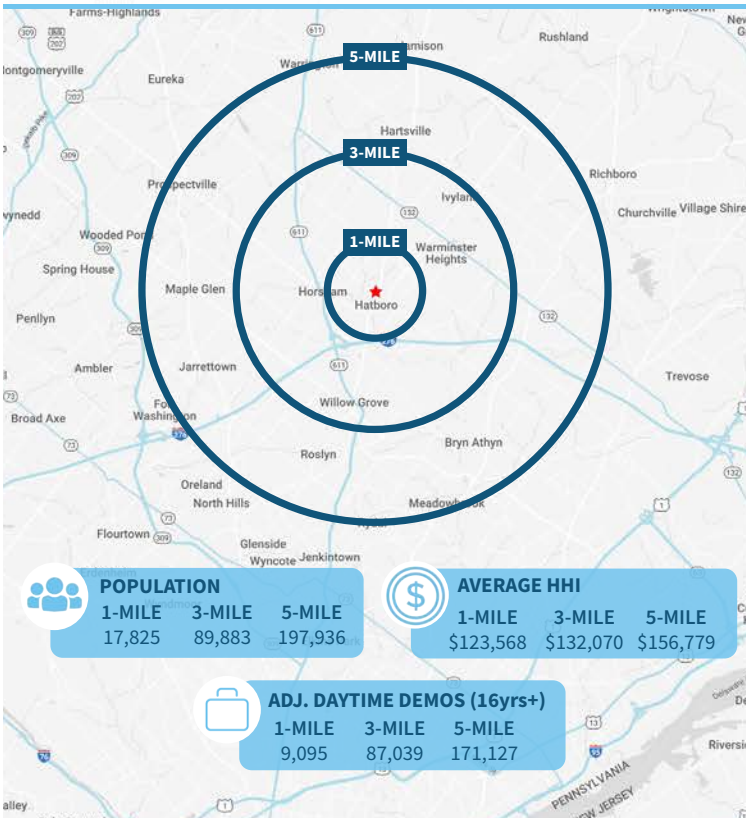
37 N York Rd, Hatboro, Montgomery County, PA 19040

EQUITY CRE

Site Rendering



Demographic Overview (1, 3, 5-mile radius)



Current Progress - Jan 2026



The right space. The right move.



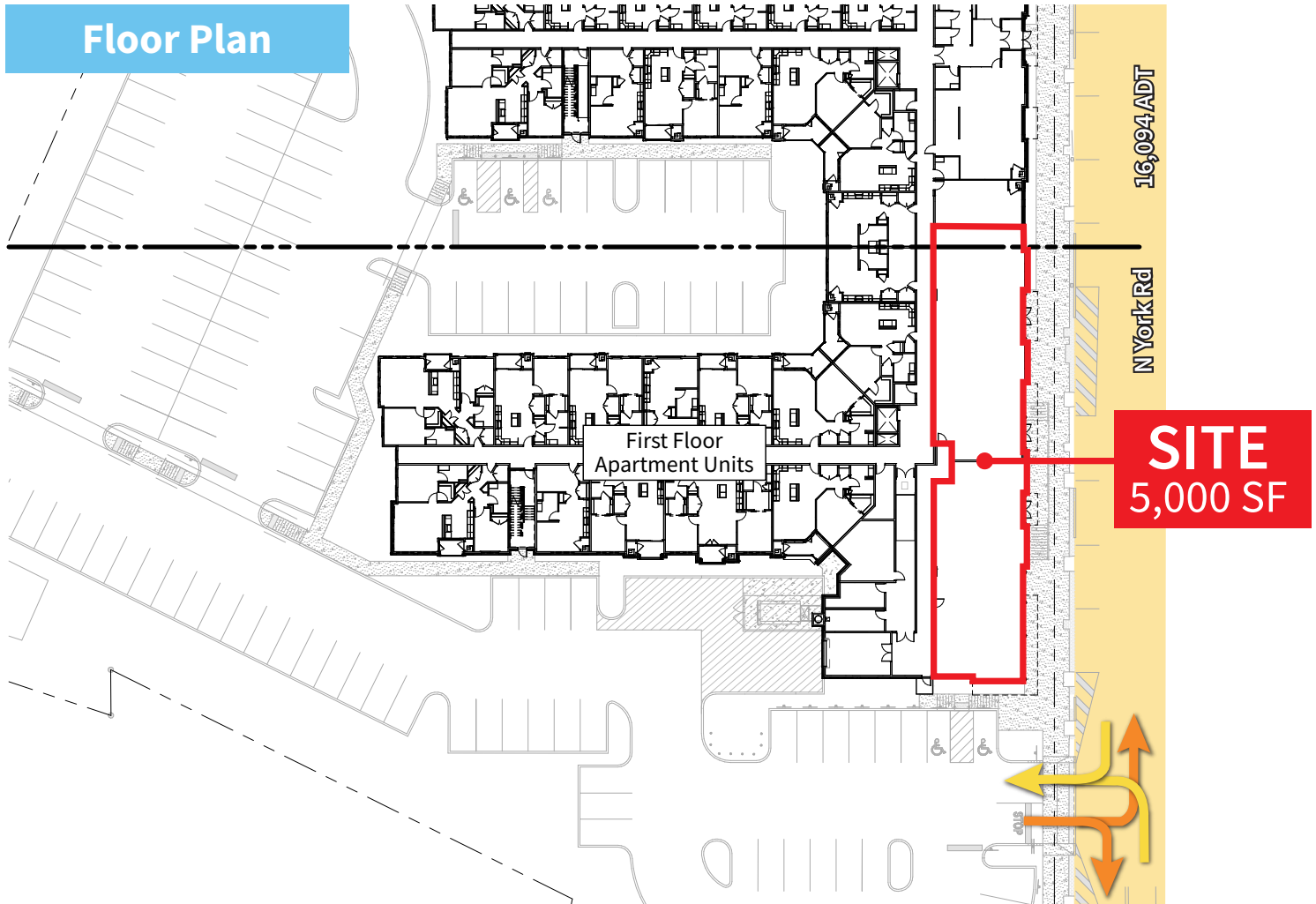
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Floor Plan



Site Rendering



MARKET AERIAL

37 N York Rd, Hatboro | Montgomery County, PA



Village Mall

ACME FINE WINE & GOOD SPIRITS **K1 SPEED**

DOLLAR TREE

OLLIE'S OUTLET Bargain GOOD STUFF CHEAP

BURGER KING **WELLS FARGO**

Photos taken January 2026



SITE

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai '23