



Property Features

- 7.21 acres
- Fast growing area
- Possible build-to-suit
- Pad sites can be available
- Public water, sewer & natural gas

Markward Group

5925 Tilghman Street, Suite 900

Allentown, PA 18104

p: 610.295.6600

f: 610.295.6601

MarkwardGroup.com

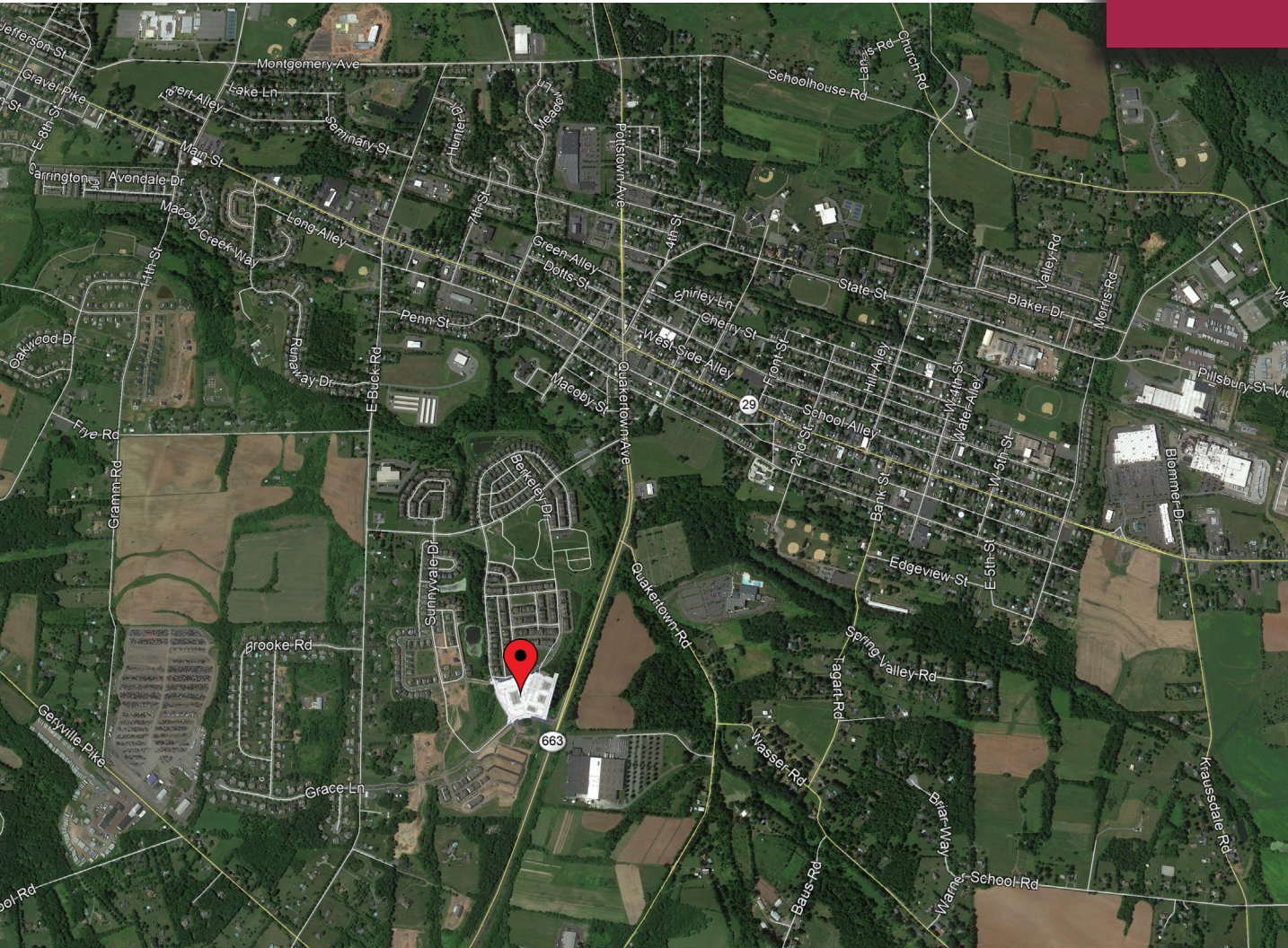
   @MarkwardGroup

For more information, please contact

Del Markward, SIOR

610.295.6603

dmarkward@MarkwardGroup.com



Location

- Montgomery County
- Highly visible corner parcel
- Directly on Route 663
- Signalized intersection
- Within 5 miles of PA Turnpike, Quakertown Interchange

Sale Price

\$2,290,000.00

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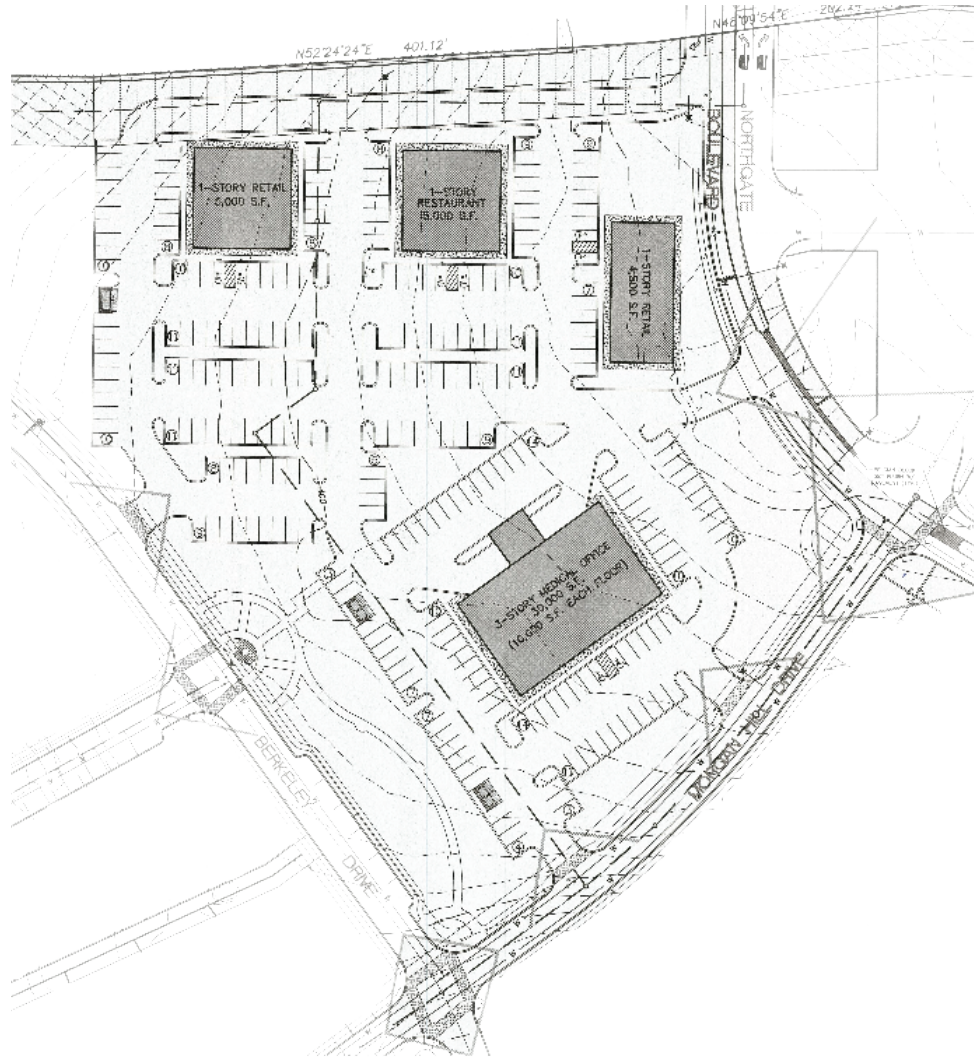
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Conceptual Drawing

Zoning

- R3-Commercial

Permitted Uses

- Hotel
- Office
- Restaurant
- Retail

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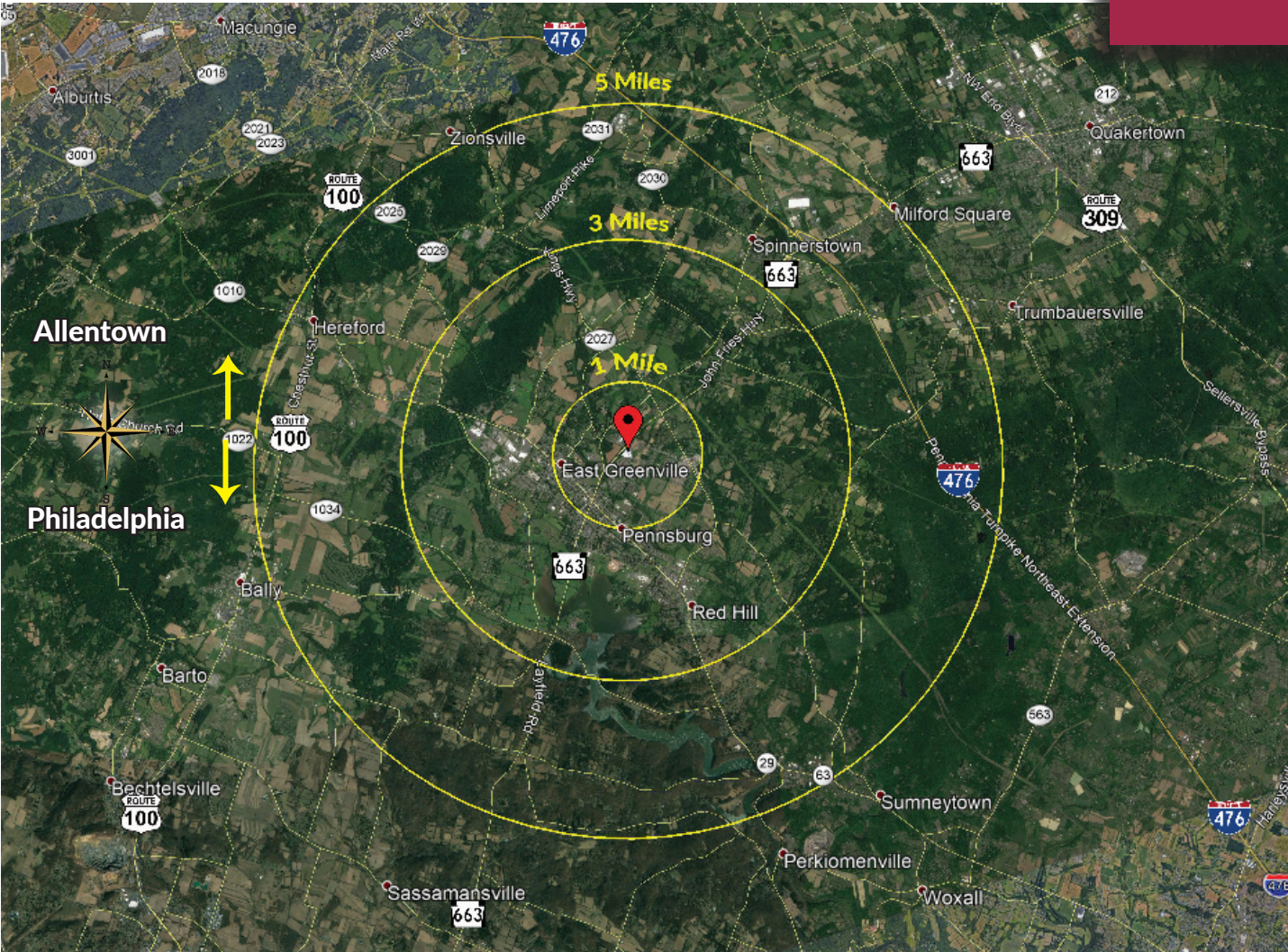
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Demographics

Winthin 1 Mile



3,615

people



1,270

households



\$81,718

median HHI



1,794

employees

Winthin 3 Miles



16,569

people



6,192

households



\$74,908

median HHI



7,143

employees

Winthin 5 Miles



27,555

people



10,319

households



\$78,239

median HHI



9,929

employees

Estimated Traffic Count: 15,616

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