



Location

- Bucks County
- Highly visible parcel, corner site with multiple possibilities
- Direct access to Route 309 @ traffic signal
- Great centralized location among all the national retailers
- Ideally situated between the expanding Lehigh Valley and Philadelphia suburban market
- Close proximity to the new St. Luke's Hospital and expanding Lehigh Valley Health Network community center
- At a signalized corner
- Strong traffic counts and demographics

Zoning

Planned Commercial

Sale Price

\$5,900,000.00

Markward Group

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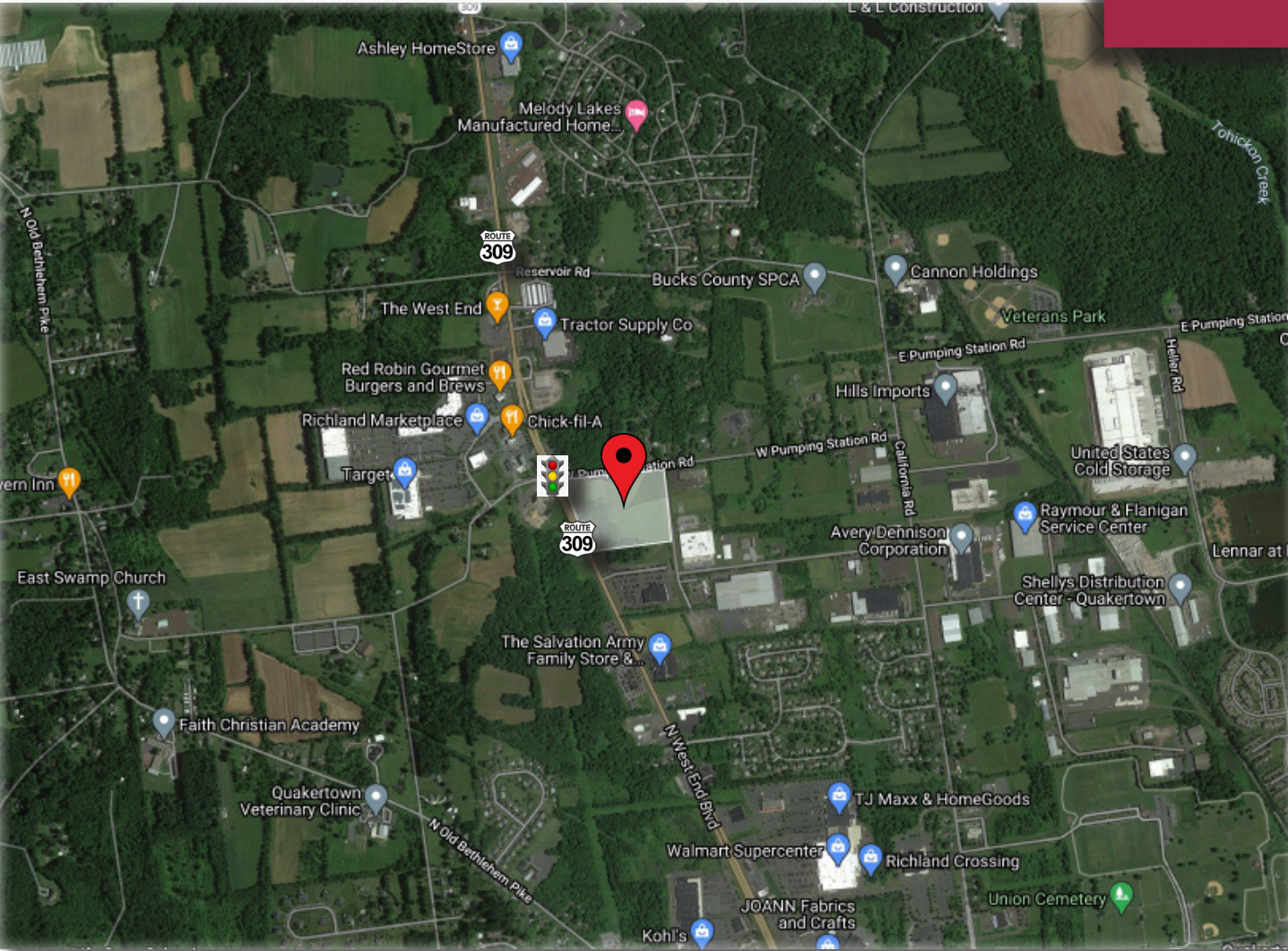
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For more information, please contact listing Broker

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Demographics

Winthin 1 Mile

-  2,552 people
-  1,003 households
-  \$85,811 median HHI
-  3,301 employees

Winthin 3 Miles

-  25,762 people
-  9,884 households
-  \$87,276 median HHI
-  12,893 employees

Winthin 5 Miles

-  45,331 people
-  16,977 households
-  \$98,494 median HHI
-  16,449 employees

Estimated Traffic Count: 35,027

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