

## FOR LEASE | COMMERCIAL

Milford Village  
Route 663 @ Milford Village | Quakertown, PA 18951



### Property Features

#### Milford Village - A Planned Community

Milford village boasts a variety of future housing options:

- Detached single-family homes
- Town-homes
- Condominiums
- Apartments
- Assisted Living

Milford Village is adjacent to:

- LifeQuest Nursing Center
- LifeSpan Child Care Center
- St. Lukes, Quakertown Hospital
- The Village of LifeQuest

### Property Location

- Directly on Route 663
- 2.5 Miles from the PA Turnpike, Quakertown Interchange
- 1.5 Miles from Route 309, Quakertown

#### 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



**SIOR**  
Del Markward, SIOR





### Property Features - Section 1

- Total of 43,000 SF (as shown, 6,000 SF plus a 37,000 SF)
- Can be divided

### Property Features - Section 9

- Total of 40,000 SF in multiple buildings



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### Ideal Uses

- Restaurants
- Retail
- Office
- Many Uses Allowed

### Location Highlights

- Excellent Signage Opportunity on Route 663
- Easy Access to Main Highways
- Great Area Demographics



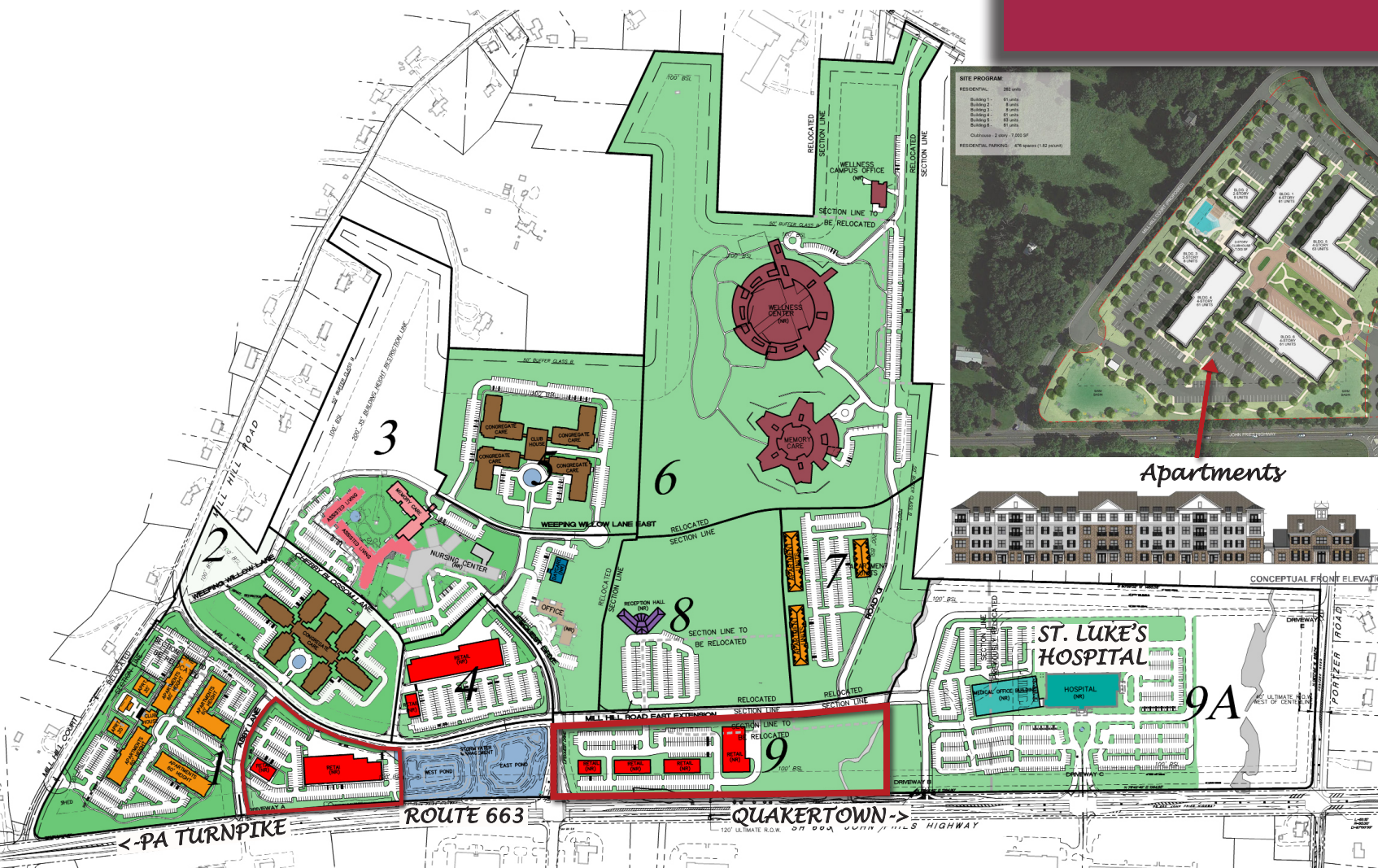




Brokerage  
Development  
Investment  
Financing

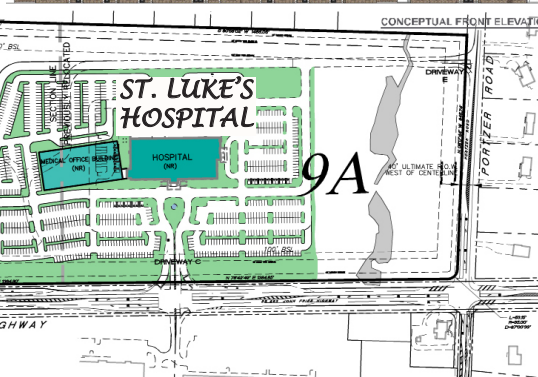
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## Apartments

## Retail



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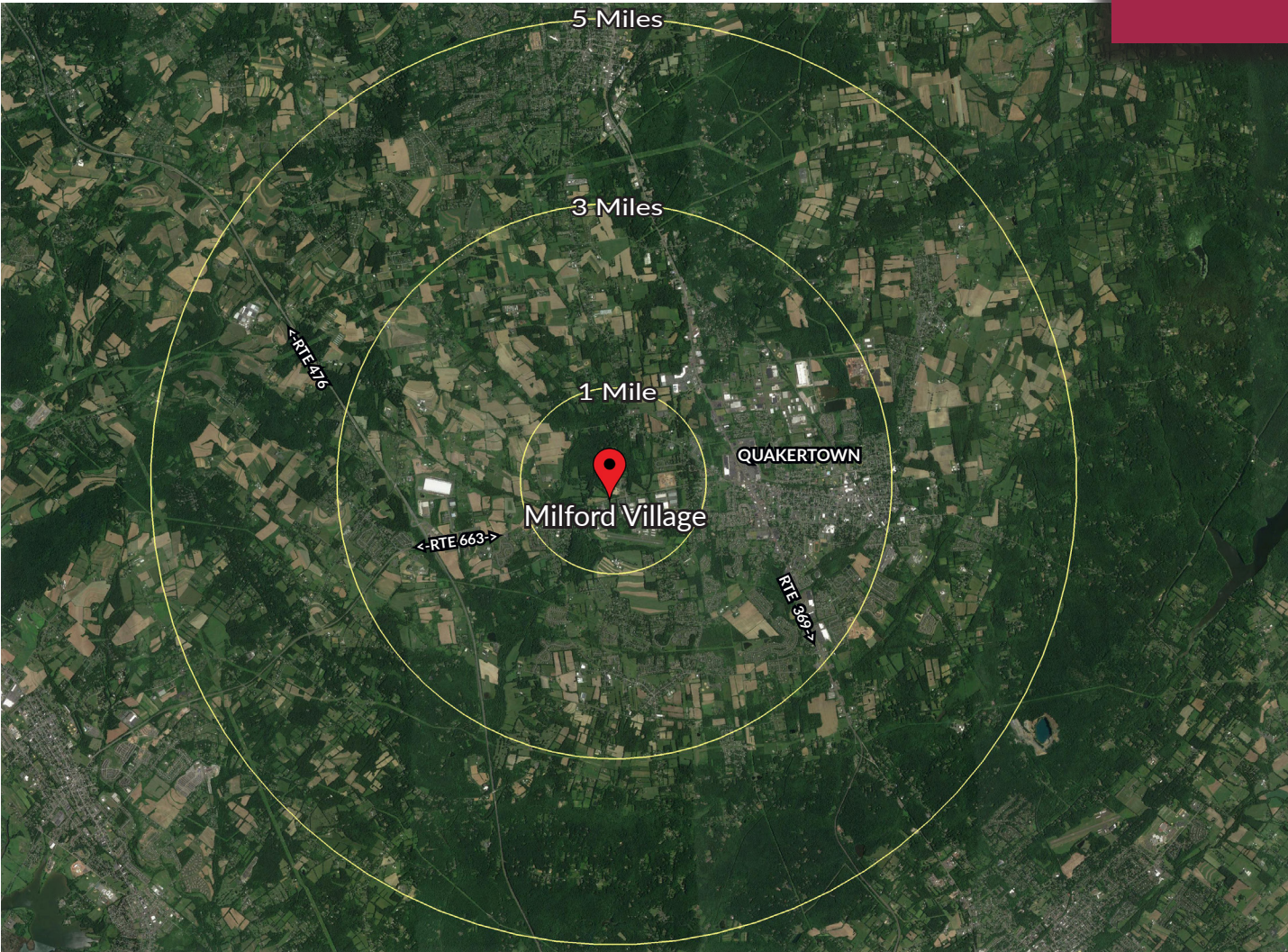
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## Demographics

### Winthin 3 Miles



25,927

**people**



9,793

**households**



\$69,200

**median HHI**



14,645

**employees**

### Winthin 5 Miles



43,579

**people**



16,302

**households**



\$72,482

**median HHI**



18,674

**employees**

**Estimated Traffic Count: 18,958**

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