

FOR LEASE - New Construction RETAIL SPACE

190 W. Steet Road, Feasterville-Trevoze, Bucks County, PA

Join:
STRIDE
FITNESS

End-Cap 2,860 SF



PENN'S GRANT REALTY
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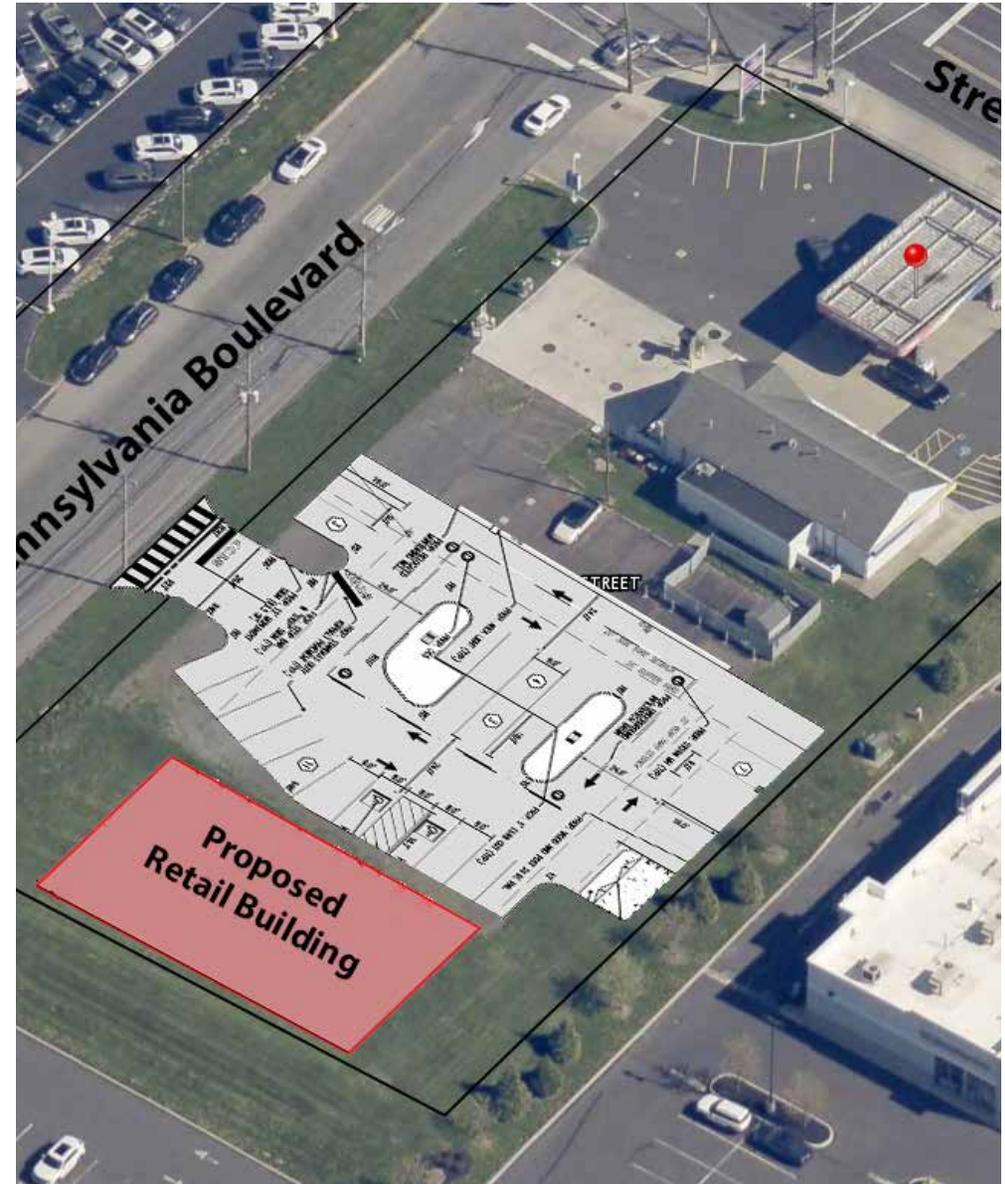
PRESENTED BY:
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PROPERTY HIGHLIGHTS

- **New Construction - freestanding retail building**
- **Co-Tenancy with STRIDE Fitness**
- **High visibility location with prominent signage and dedicated parking**
- **High population density**
- **Traffic count of 28,000 AADT**
- **Shadow-anchored by Giant in an adjacent retail center with national tenants including Michaels, Mattress Firm, Hair Cuttery, Jersey Mike's, Poke Bros, Smoothie King, Starbucks, and WSFS**
- **Adjacent to St. Mary's Health, offering an ideal location for medical or healthcare-related uses**
- **Located northeast of Philadelphia in Feasterville-Trevoese, Bucks County**
- **Less than 10-minute drive to I-276 (PA Turnpike) and U.S. Route 1**

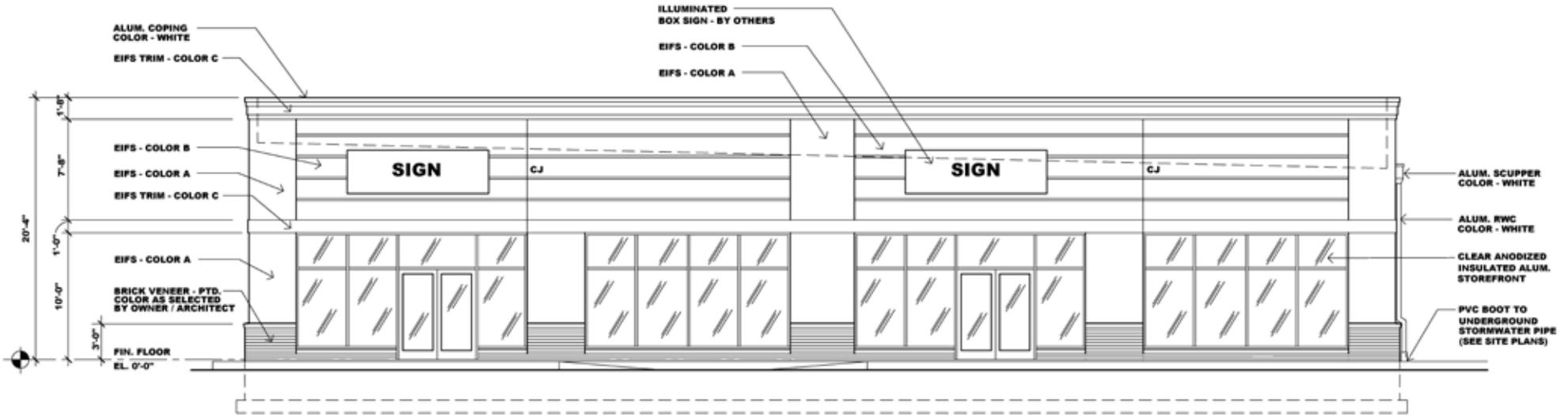
PROPERTY SPECIFICATIONS

Unit Size: 2,860± SF
Space Location: Front/Right End-Cap
Parking: 28 Spaces
Water: Public
Sewer: Public
Municipality: Lower Southampton Township
Zoning: C2 - Heavy Commercial District

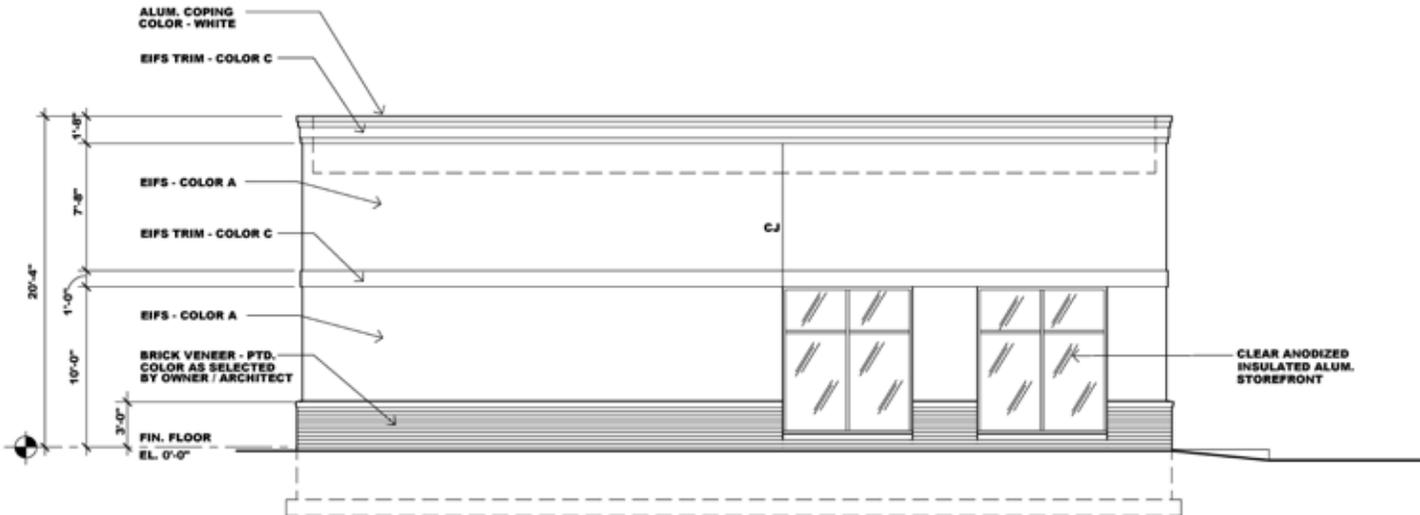




ADJACENT TO GIANT-ANCHORED SHOPPING CENTER WITH NATIONAL TENANTS



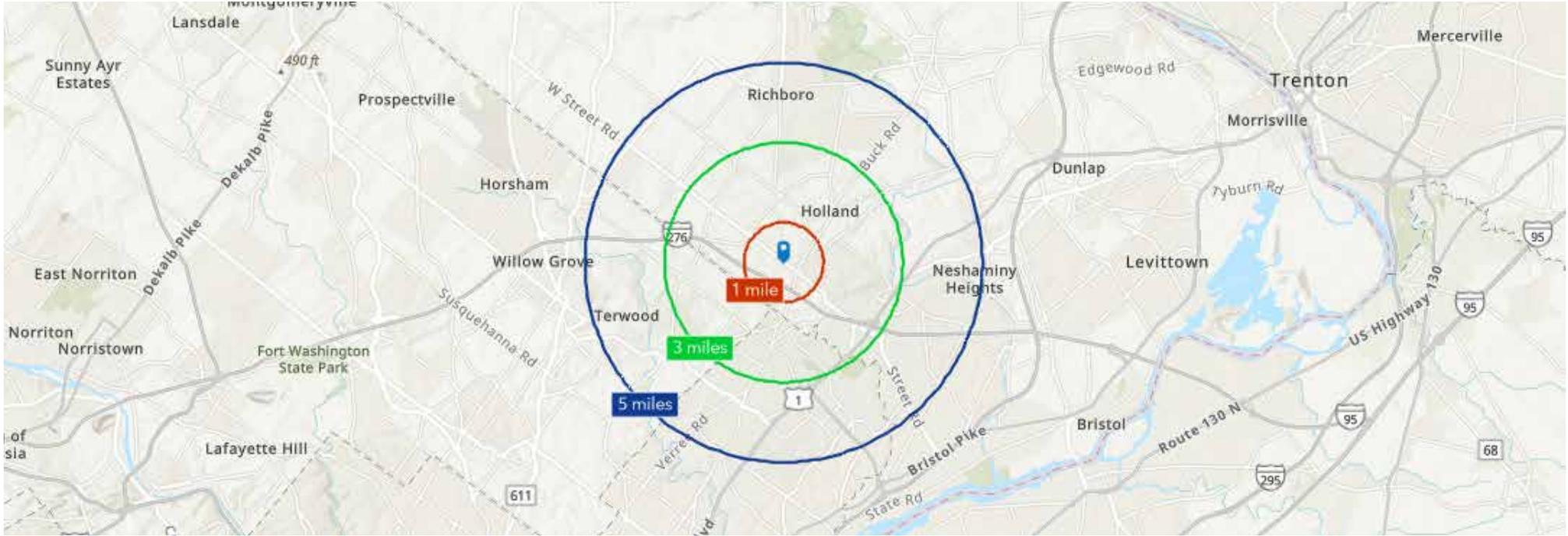
FRONT ELEVATION ①
SCALE: 1/4" = 1'-0"



SIDE ELEVATION ②
SCALE: 1/4" = 1'-0"



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POPULATION

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------|--------|--------|---------|
| Total Population | 7,672 | 70,814 | 155,044 |
| Median Age | 43 | 44 | 44 |
| Female Median Age | 46 | 45 | 45 |
| Male Median Age | 44 | 43 | 42 |

HOUSEHOLDS & INCOME

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,941 | 26,948 | 59,547 |
| # of Persons per HH | 2.6 | 2.6 | 2.5 |
| Average HH Income | \$134,475 | \$130,095 | \$127,633 |
| Average House Value | \$510,587 | \$495,630 | \$487,173 |

Source: Site to Do Business

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