FOR LEASE PROPOSED RETAIL SPACE

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

FREESTANDING 2,430-4,860 SF





PRESENTED BY:

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PROPERTY HIGHLIGHTS

- New Construction freestanding retail building
- 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-Trevose, Bucks County
- Less than I0-minute drive to I-276 (PA Turnpike) and U.S. Route I

PROPERTY SPECIFICATIONS

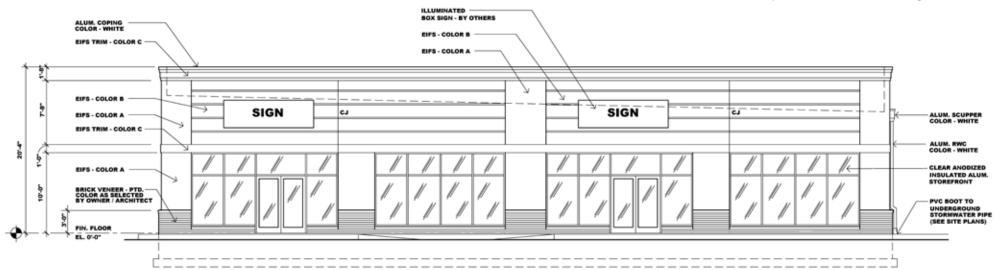
| Unit Size: | 4,860± SF (divisible) |
|--------------------|-------------------------------|
| Building Location: | Front/Right |
| Parking: | 28 Spaces |
| Water: | Public |
| Sewer: | Public |
| Municipality: | Lower Southampton Township |
| Zoning: C | 2 - Heavy Commercial District |



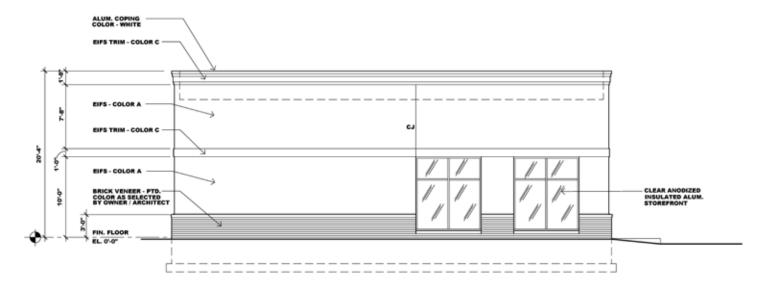






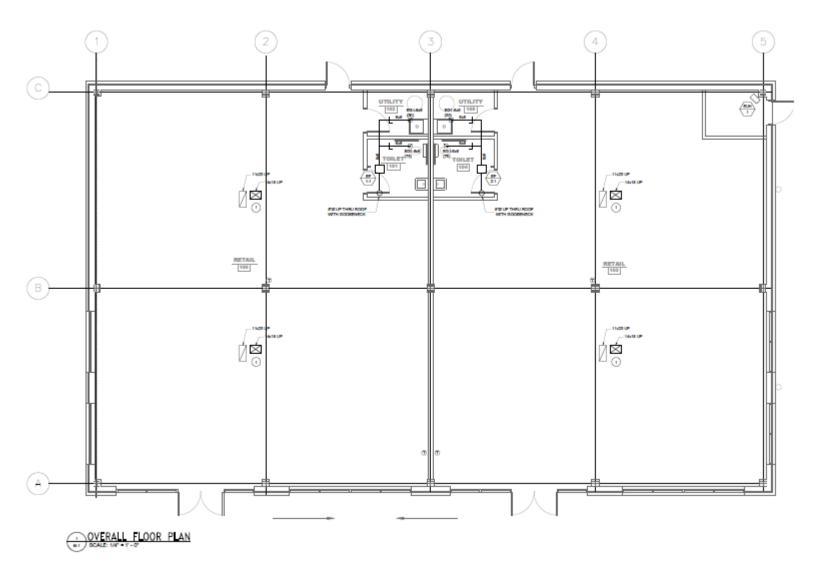






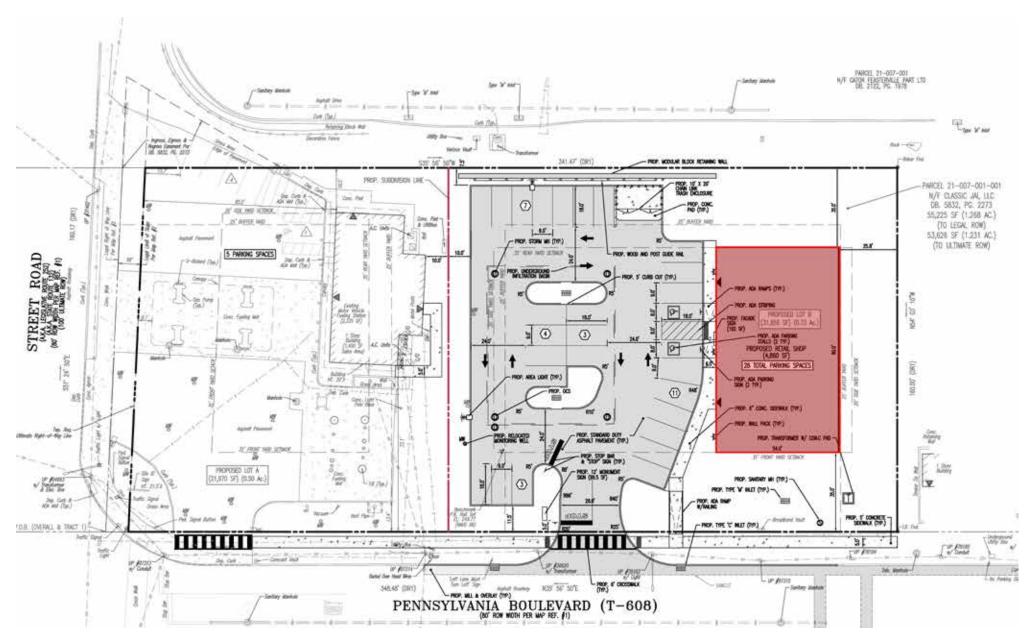






4,860± SF (divisible)











| Lansdale | | | | Mercerville |
|---------------------------------------|-------------------------|-----------------|---------------------|--|
| /ke | ospectville W Street Ra | Richboro | Edgewood Rd Ti | renton |
| Jake Details | Horsham 676 | Holland | Dunlap yyburn Ro | The same of the sa |
| East Norriton or and a second | Willow Grove | Neshan Heigh | Levittown ts | US HIGHWAY 95 |
| Norristown Fort Washington State Park | Terwood 3 miles | Bristolpike | Bristol Route 130 M | US H1911 |
| | 611 | State Rd | 995 | |
| POPULATION | | l 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 | l 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



