

EXCELLENT  
DEVELOPMENT SITE



## LOT 2 - NEWTOWN-YARDLEY ROAD & ROUTE 332 NEWTOWN TOWNSHIP (BUCKS COUNTY), PA

### AVAILABLE FOR SALE

- The Site:** 6.37+/- acre site known as "Lot 2" on the final subdivision plan recorded in March of 2025, and recorded at the Township in January of 2017. The site is adjacent to "Lot 1" on the final subdivision plan. Lot 1 currently holds two (2) commercial buildings containing 120,000+/- SF. The uses are medical, office, and fitness center.  
Tax Parcel ID: 29-010-042-001
- Frontage:** Corner location with extensive frontage (508'+/-) on the Newtown By-Pass (Route 332), as well as along Newtown Yardley Road (467'+/-). This site is situated directly across the Newtown By-Pass from the new Wawa store.
- Zoning:** LI (Light Industrial District) within Newtown Township. Allowable uses by-right include office, medical, light industrial, commercial school, child care facility, and self-storage facility.
- Easement:** There is an existing PECO easement for their power line that runs through a portion of the site. The result is approximately 4+/- acres are developable. Previously, there were full Township approvals for a medical office building of 32,000+/- SF (two-story) with associated required parking. Those approvals have since expired.
- Access:** There is an existing paved entrance onto Lot 2 from Newtown-Yardley Road.
- Utilities:** Public water and public sewer services are at the site. Natural gas is also to the site.
- Sale Price:** \$2,500,000.00

*Concept plans for various potential development are available upon request.*

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The  
Flynn  
Company

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AREA AMENITIES



**POPULATION**

2 Miles: 19,791  
 5 Miles: 126,297  
 10 Miles: 630,986



**HOUSEHOLDS**

2 Miles: 7,876  
 5 Miles: 47,892  
 10 Miles: 235,926



**AVG HOUSEHOLD INCOME**

2 Miles: \$163,828  
 5 Miles: \$159,730  
 10 Miles: \$121,397



**TRAFFIC VOLUME**

21,712 Cars Daily  
 Cross Roads:

Newtown Bypass & Lower Silver Lake Rd SW  
 (.32 Miles From Property)

**NEWTOWN TOWNSHIP**

NEARBY NEIGHBORS

