

FAIRLESS HILLS TOWNE CENTER

401-499 South Oxford Valley Road | Fairless Hills | Bucks County | Pennsylvania



FULLY RENOVATED

Fairless Hills Towne Center is a 300,000 sf (+/-) grocery-anchored retail shopping center on 34.56 acres. This outdoor mall offers both retail and office/medical space with professionally landscaped and managed grounds.

Located on South Oxford Valley Road, the center has prime commercial highway visibility in a densely populated region of Bucks County that is easily accessible via Routes 13 and 413, the Pennsylvania Turnpike and Interstate 95.

DEMOGRAPHICS

Radius	3 Miles	5 Miles	7 Miles
Population	81,849	193,656	408,774
Households	33,735	72,890	150,880
Average Household Income	\$84,654	\$83,881	\$84,889

11/21

CURRENT TENANTS INCLUDE:

Island Sun Tanning | Levittown News | Greenwood Cleaners
Artistic Nails | Village Vet | V&S Pizza | Tri-County Martial Arts
Fairless Hills Self Storage | Dental Savers | Fletcher's Garage

GIANT



KinderCare
LEARNING CENTERS

WELLS FARGO

UNITED STATES
POSTAL SERVICE

PLATO'S
CLOSET

Pizza
Hut



GameStop
power to the players

DOLLAR TREE

Gabe's

myeyepr.

URGE FITNESS
LESS CROOKS. CLEANER CLOES. BETTER RESULTS.

Benjamin Moore

FASTSIGNS

...and more

FEATURES

- Optional built to suit retail space designed to fit your individual needs
- Separate utilities for each suite
- Verizon Fios internet available
- Prime commercial highway visibility
- Highway commercial zoning
- Fully signalized intersection with access from all surrounding areas
- 1,565 Parking spaces with handicap accessibility

SUITE SIZES FOR LEASE FROM:
3,000 up to 11,551 sf (+/-)



(908) 874-8686 | LarkenAssociates.com

Immediate Occupancy | Brokers Protected

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- LEASE OUT
- LEASED
- AVAILABLE

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BUILDING 1

Suite	Tenant	sf (+/-)
405A	Fyzical Therapy	2,233
405B	The UPS Store	1,653
411	Levittown News	720
415	V&S Pizza	2,192
445	Mathnasium	1,150
447	Island Sun Tanning	3,500
451	Wildflower Play Café	4,557
453	MyEyeDr.	3,000
455	Benjamin Moore Paints	6,000
457	Dollar Tree	11,000
461	AVAILABLE	11,551
463	Fast Signs	3,783
465	Rent-A-Center	5,610
467	Plato's Closet	5,610

BUILDING 2

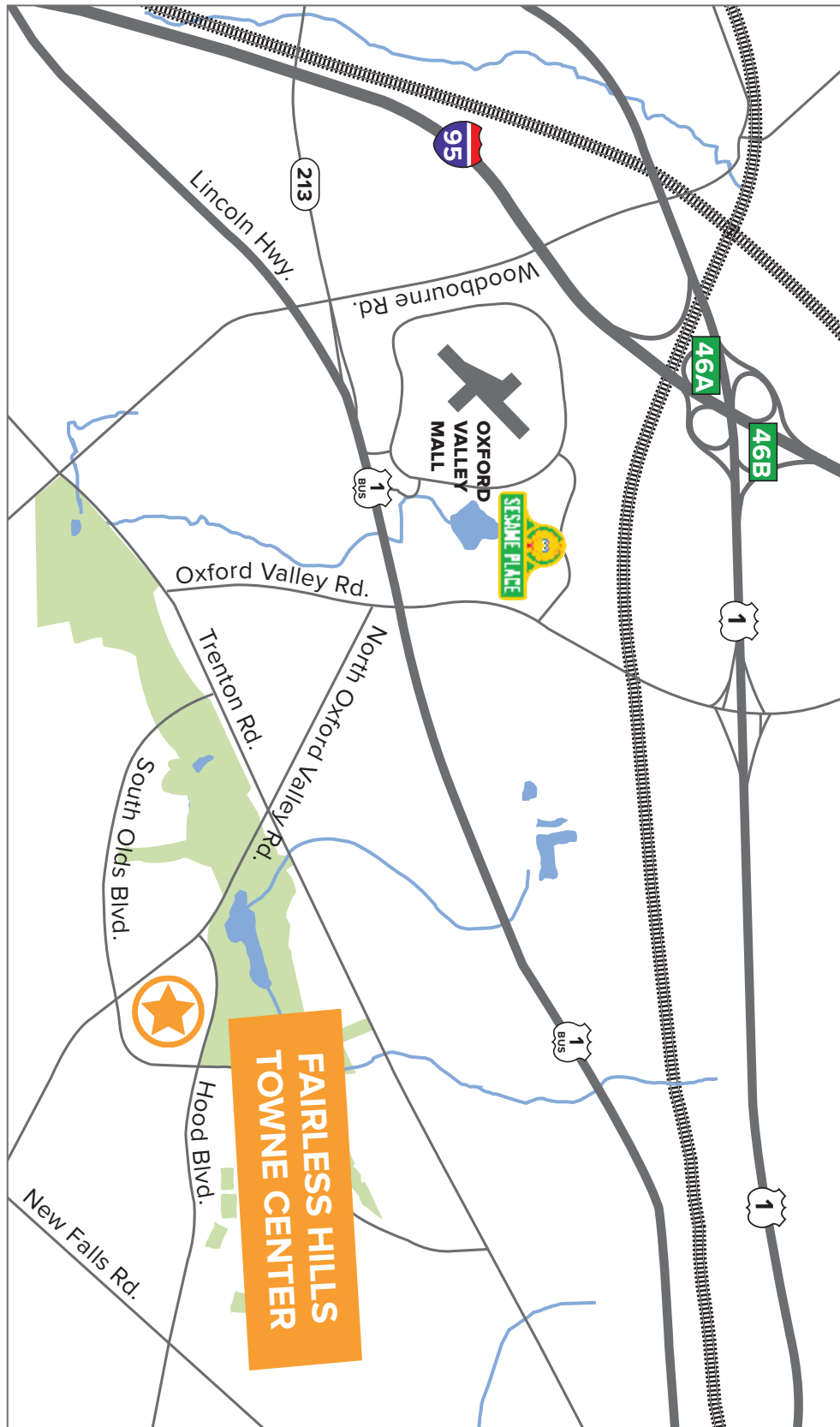
Suite	Tenant	sf (+/-)
471	Giant Food Store	56,600
477	Greenwood Cleaners	2,000
479	Yummy Asian	2,000
481	United States Postal Service	2,039
483	Dental Savers	2,000
485	AVAILABLE	3,000
489	Village Veterinarian	3,000
491	GameStop	2,000
493	Millennium Nail Spa	2,000
495A	Gabe's	56,695
495B	Urge Fitness	20,000
495C	Tri State Kickboxing	6,000
495D	Fairless Hills Self Storage	45,607

OUTPARCEL PADS

Suite	Tenant	sf (+/-)
OP1	Pizza Hut	4,058
OP2	Advanced Auto Parts	6,000
OP3	McDonald's	3,157
OP4	Wells Fargo	4,959
OP5	KinderCare Learning Centers <i>451 South Olds Boulevard</i>	5,768
OP6	Fairless Hills Ice Cream <i>455 South Olds Boulevard</i>	1,799
OP7	Fletcher's Garage <i>480 Hood Boulevard</i>	2,135

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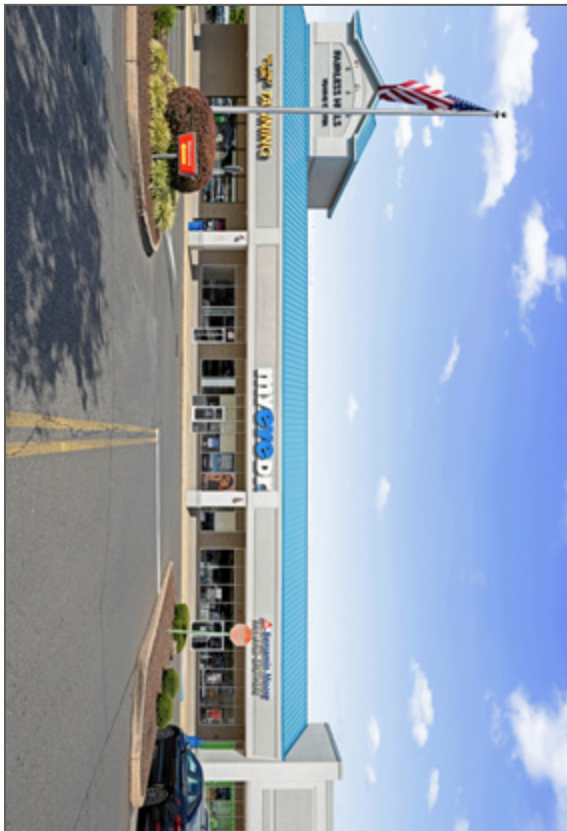
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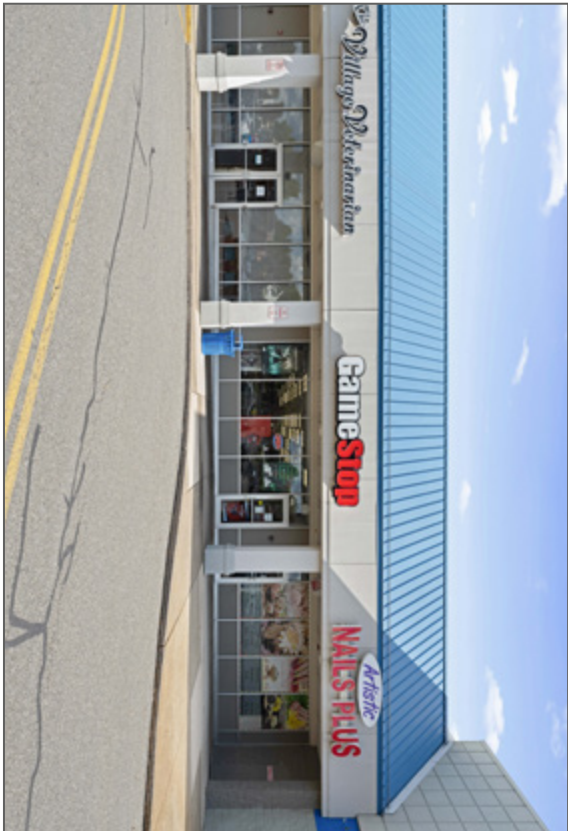
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BUILDING 2



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OUTPARCELS



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