



FOR LEASE

879 Bustleton Pike, Richboro, PA 18954

Richboro Center

1,700 SQ FT



Open Floor Plan



Move-In Ready



Amazing Frontage on Bustleton Pike



High-Traffic Neighborhood Shopping Center



Perfect for a New Business or an Expansion Location



NNN Lease Structure

Position your business in the heart of Richboro at a highly visible neighborhood center.



For Leasing Information

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HIGH VISIBILITY
ON BUSTLETON PIKE



AMPLE PARKING
FOR CUSTOMERS



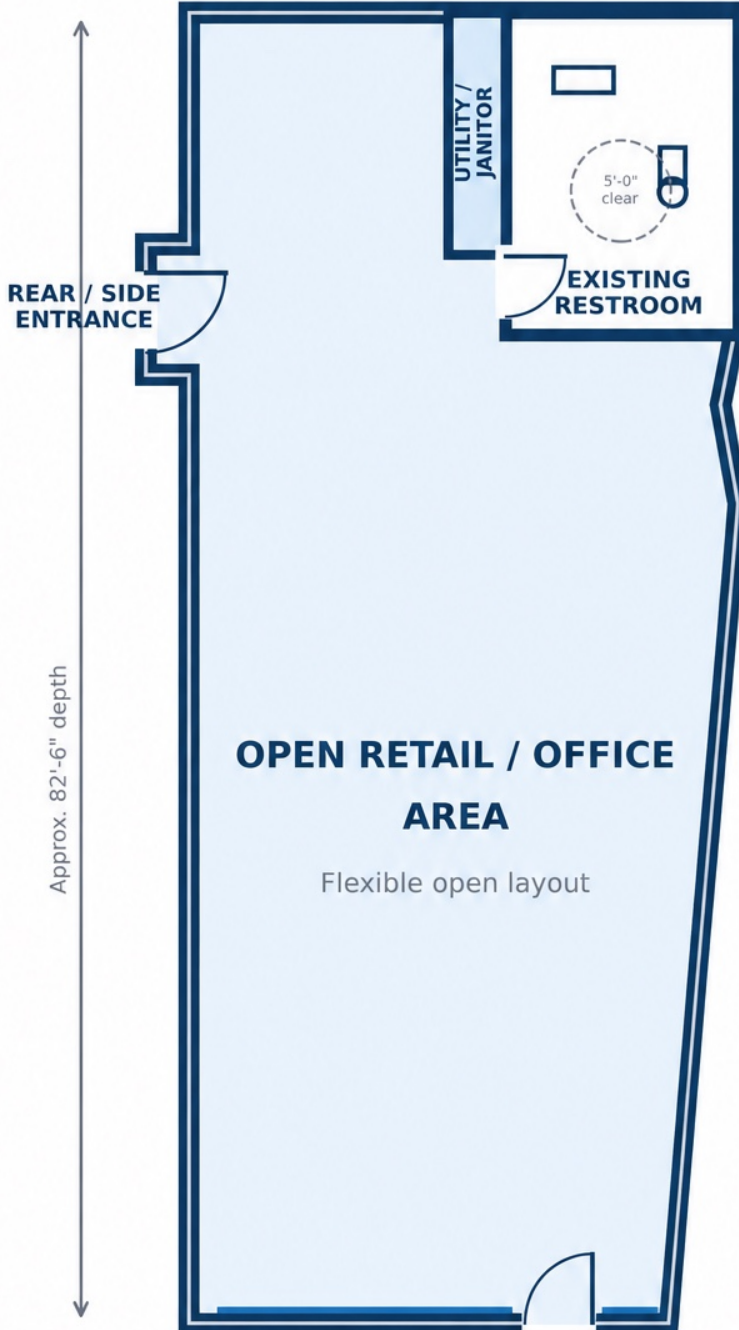
JOIN A THRIVING
NEIGHBORHOOD CENTER

UNIT 879 BUSTLETON PIKE

Richboro, PA 18954

APPROX. 1,700 SQ FT

Approx. 27'-6" rear width



STOREFRONT / ENTRY

Bustleton Pike frontage

Marketing floorplan - approximate layout based on architect-provided plan. Not for construction.

Large open main area | Existing restroom | Storefront entry | Rear / side access

RICHBORO MARKET SNAPSHOT

Why businesses should consider Richboro Center

879 Bustleton Pike | Richboro, PA 18954

HIGH-VISIBILITY LOCATION IN THE HEART OF RICHBORO



Richboro Center offers strong visibility on Bustleton Pike / PA 232. The property sits in the heart of Richboro, within an affluent, stable Bucks County community. The surrounding area offers strong household incomes, educated residents, and an established consumer base. An ideal location for retail, service, office, medical, or specialty businesses looking to grow and thrive.



1 RICHBORO AT A GLANCE

 Population: 6,443 Richboro	 Households: 2,551 Richboro	 Median Household Income: \$159,007 Richboro	 Bachelor's Degree or Higher: 60.3% Richboro	 Owner-Occupied Housing: 97.9% Richboro	 Median Home Value: \$559,700 Richboro	 Poverty Rate: 0.8% Richboro	 Population Density: 1,471 per sq. mi. Richboro
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2 NORTHAMPTON TOWNSHIP MARKET STRENGTH

 Population (2024 est.): 40,114 Northampton Township	 Households: 14,216 Northampton Township	 Median Household Income: \$158,583 Northampton Township	 Bachelor's Degree or Higher: 59.5% Northampton Township	 Median Home Value: \$599,100 Northampton Township	 Retail Sales (2022): \$237.97M Northampton Township	 Persons per Household: 2.79 Northampton Township	 Poverty Rate: 2.5% Northampton Township
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3 BUCKS COUNTY REACH

 Population (2024 est.): 650,131 Bucks County	 Median Household Income: \$114,764 Bucks County	 Retail Sales (2022): \$14.93B Bucks County	 Retail Sales Per Capita (2022): \$23,120 Bucks County	 Employer Establishments (2023): 20,043 Bucks County	 Employment (2023): 263,278 Bucks County
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“ Position your business in one of Bucks County's most established community retail corridors. **”**

WHY THIS LOCATION WORKS

- ✓ Frontage on Bustleton Pike / PA 232
- ✓ Excellent visibility in the heart of Richboro
- ✓ Affluent and highly educated local customer base
- ✓ Stable, primarily owner-occupied residential community
- ✓ Access to the broader Northampton Township and Bucks County market



DISCOVER THE OPPORTUNITY AT RICHBORO CENTER
Ideal for retail, service, office, medical, and specialty users

Selected demographic and market data: U.S. Census Bureau QuickFacts (2020-2024 ACS / 2024-2025 updates). Location visibility note based on Bustleton Pike / PA 232 corridor context.