

LOWER MAKEFIELD SHOPPING CENTER

YARDLEY, PA

700 STONEY HILL ROAD

±1,800 SF - ±9,000 SF AVAILABLE FOR LEASE

PHILADELPHIA MSA

JOIN

GIANT  **Citizens**

ATI
PHYSICAL THERAPY

 **BODYBAR**
PILATES

**GROCERY ANCHORED SHOPPING CENTER IN THE HEART OF AFFLUENT
YARDLEY, PA**



Leased By:



metrocommercial.com | Plymouth Meeting, PA | Mount Laurel, NJ | Miami, FL | Philadelphia, PA

Owned & Managed By:



get in touch.

JOE DOUGHERTY

Office 610.260.2670

Direct 610.580.7663

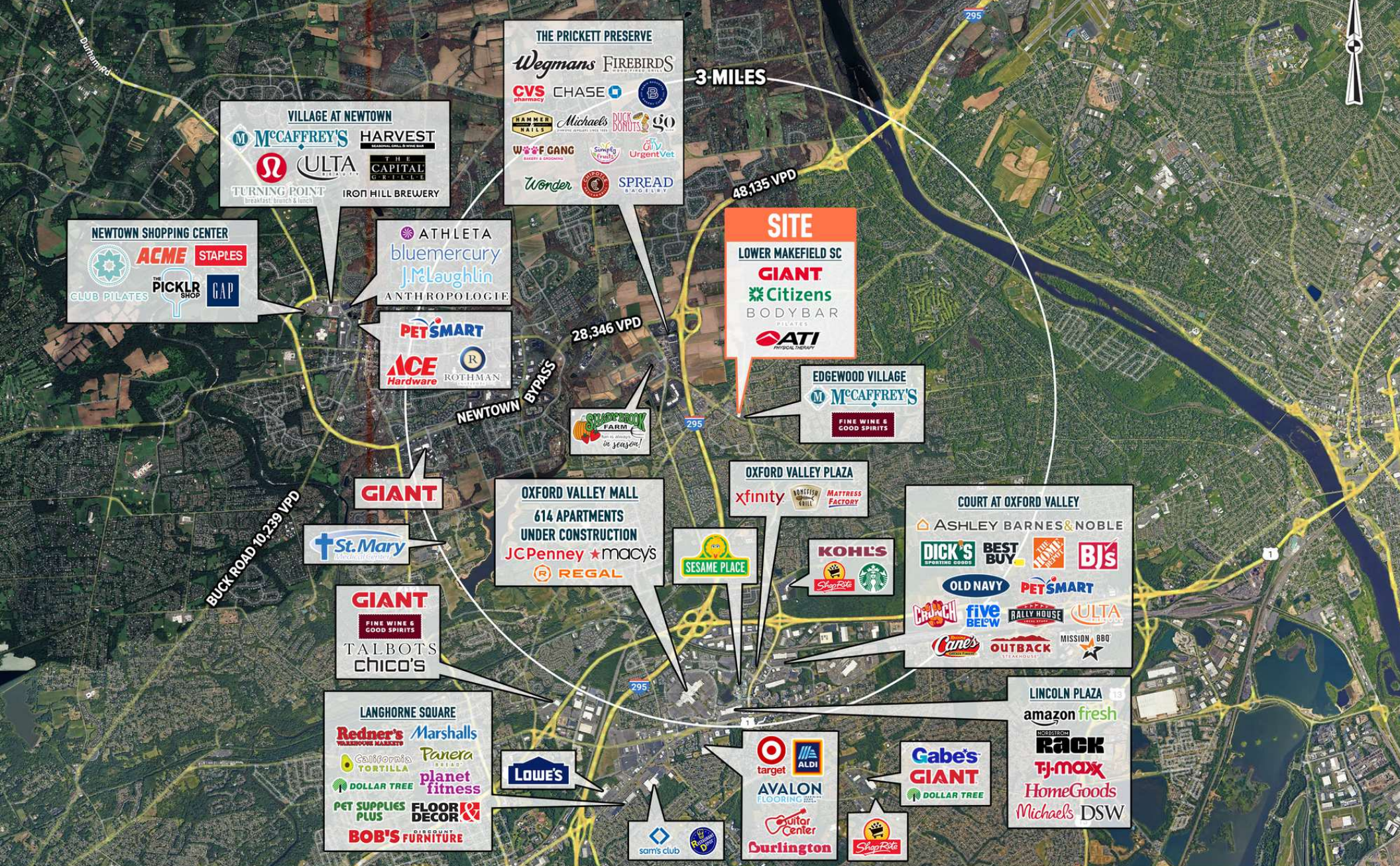
jdougherty@metrocommercial.com

WYETH HACKETT

Office 610.260.2662

Direct 484.326.4492

whackett@metrocommercial.com



TREMENDOUS ACCESS AND VISIBILITY TO STONEY HILL ROAD

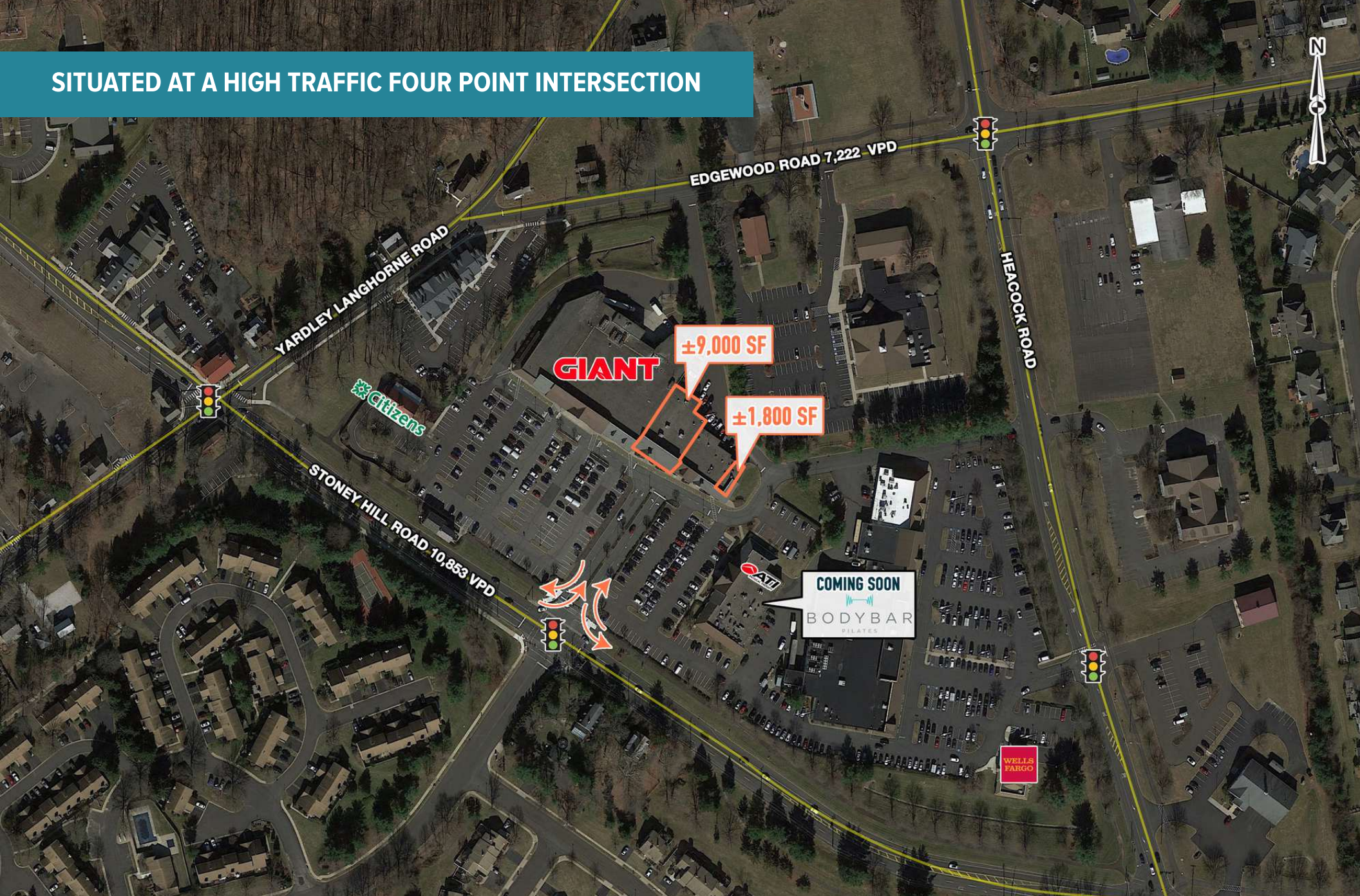
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SITUATED AT A HIGH TRAFFIC FOUR POINT INTERSECTION



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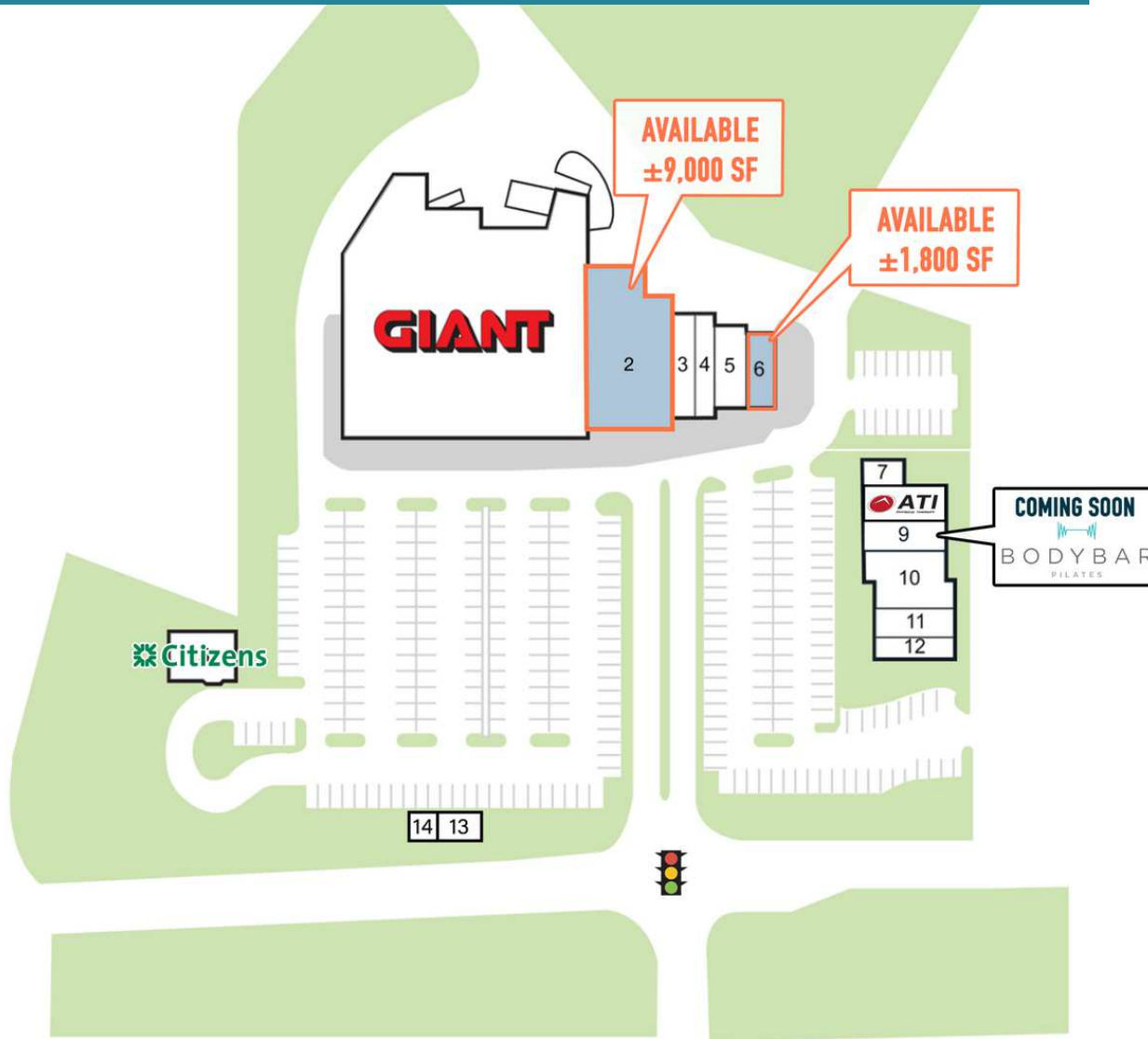
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SMALL SHOP SPACE IDEAL FOR MEDICAL, FOOD AND SERVICE USES!

Yardley Langhorn Rd (5,388 AADT)



Stony Hill Road - (10,059 AADT)

Suite	Tenant	Size (SF)
1	Giant Foods	43,157 SF
2	AVAILABLE	9,000 SF
3	Joseph-Jeffrey's Haircare Salon	1,600 SF
4	The Frame Game	1,600 SF
5	Anna Nail and Spa	1,950 SF
6	AVAILABLE	1,800 SF
7	RedBerry Frozen Yogurt	870 SF
8	ATI Physical Therapy	2,040 SF
9	Body Bar Pilates	2,040 SF
10	Indian Garden	3,660 SF
11	Venezia Pizza	1,640 SF
12	Yardley Bagel Cafe	1,642 SF
13	Mail N' More	
14	AVAILABLE	
15	Citizens Bank	2,600 SF

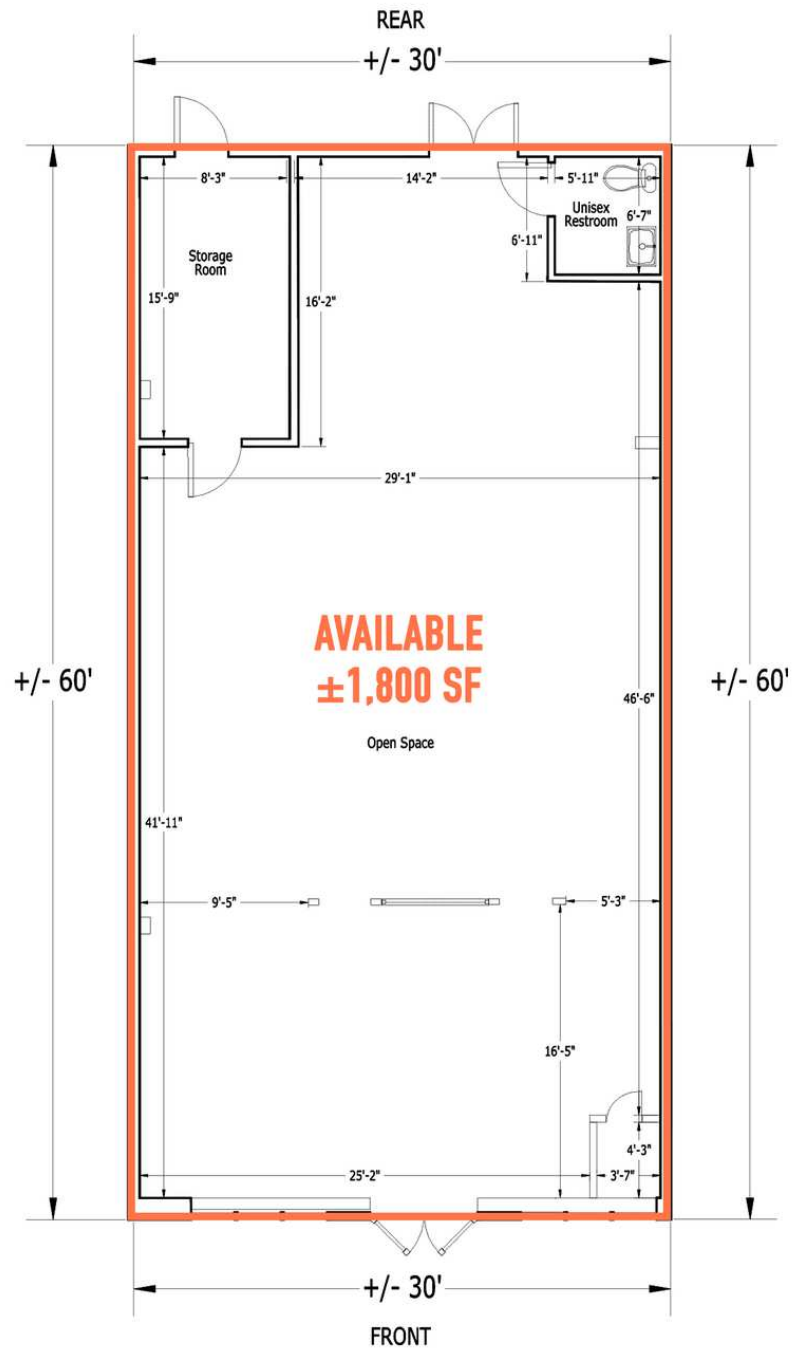
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UNIT 6



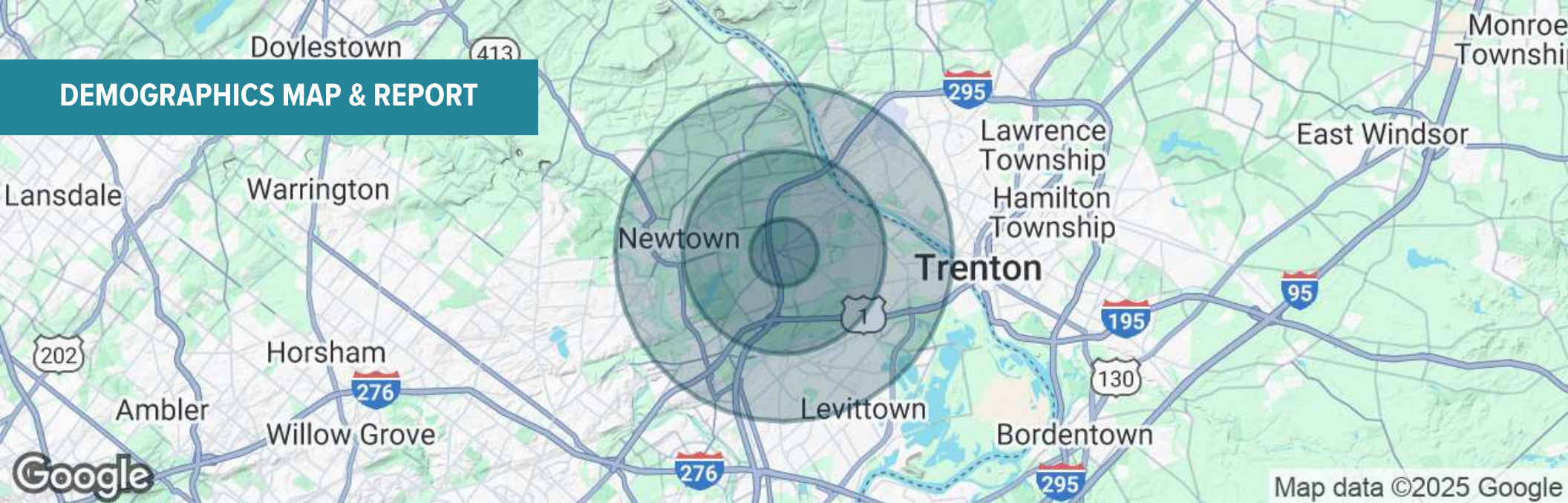
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,680	50,350	173,424
Average Age	46	45	43
Average Age (Male)	45	44	42
Average Age (Female)	48	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,391	19,705	66,772
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$174,624	\$198,994	\$151,473
Average House Value	\$527,679	\$602,369	\$477,738

Demographics data derived from AlphaMap

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