

# FOR LEASE - New Construction RETAIL SPACE

955 Pennsylvania Blvd, Feasterville-Treose, Bucks County, PA



End-Cap 2,860 SF



**PRESENTED BY:**

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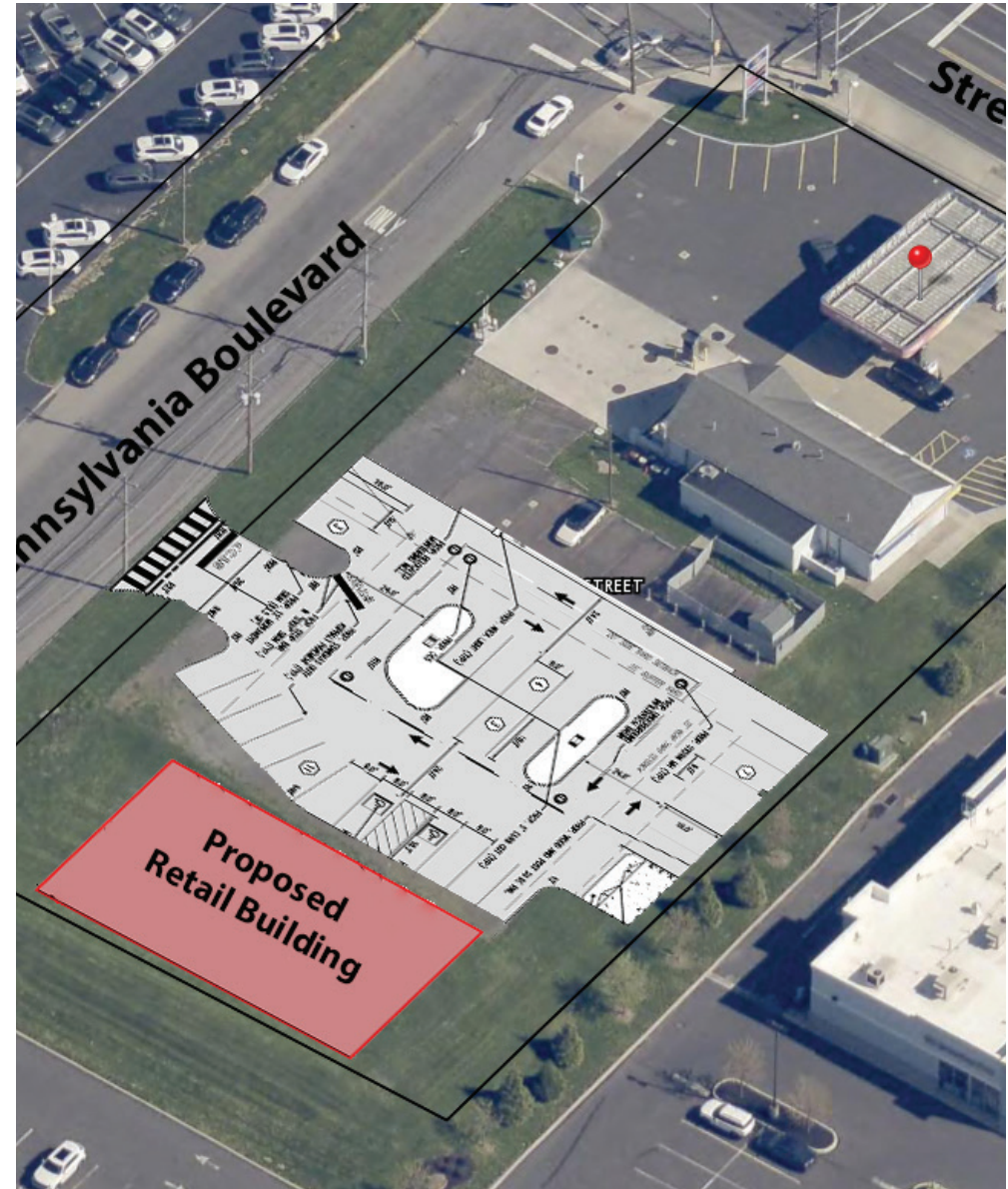


## PROPERTY HIGHLIGHTS

- New Construction - freestanding retail building
- Co-Tenancy with STRIDE Fitness
- 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-Trevoze, Bucks County
- Less than 10-minute drive to I-276 (PA Turnpike) and U.S. Route 1

## PROPERTY SPECIFICATIONS

Unit Size: ..... 2,860± SF  
Space Location: ..... Front/Right End-Cap  
Parking: ..... 28 Spaces  
Water: ..... Public  
Sewer: ..... Public  
Municipality: ..... Lower Southampton Township  
Zoning: ..... C2 - Heavy Commercial District



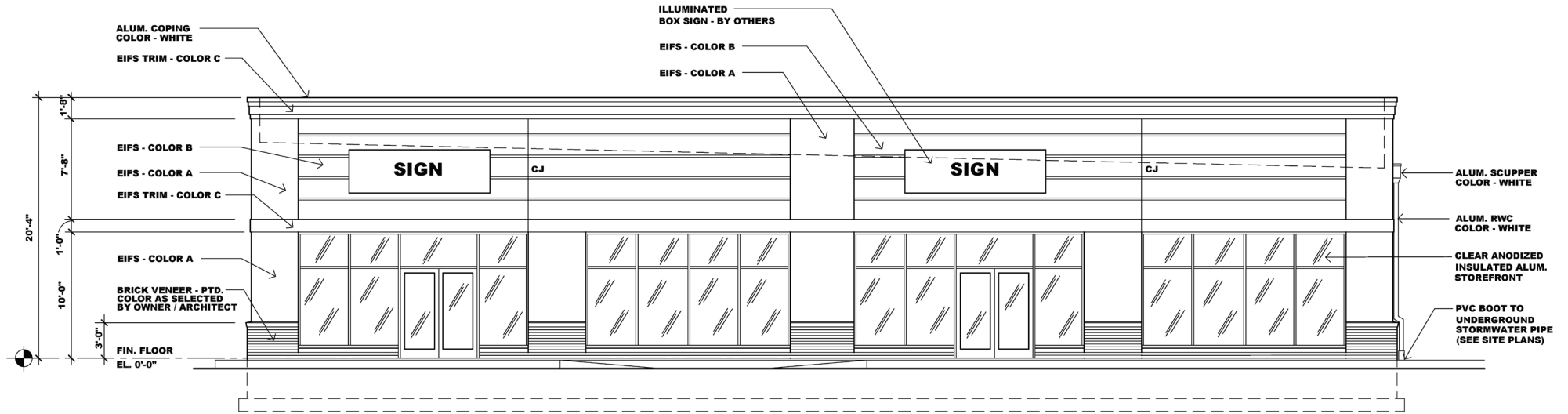


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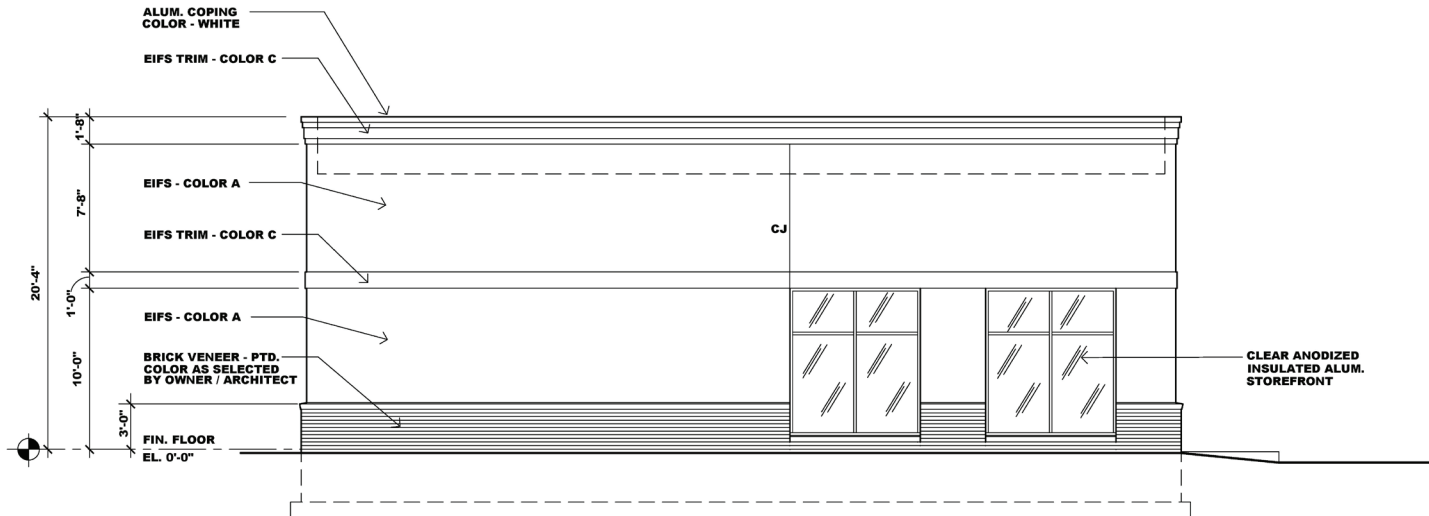


ADJACENT TO GIANT-ANCHORED SHOPPING CENTER WITH NATIONAL TENANTS



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**SIDE ELEVATION**

SCALE: 1/4" = 1'-0"







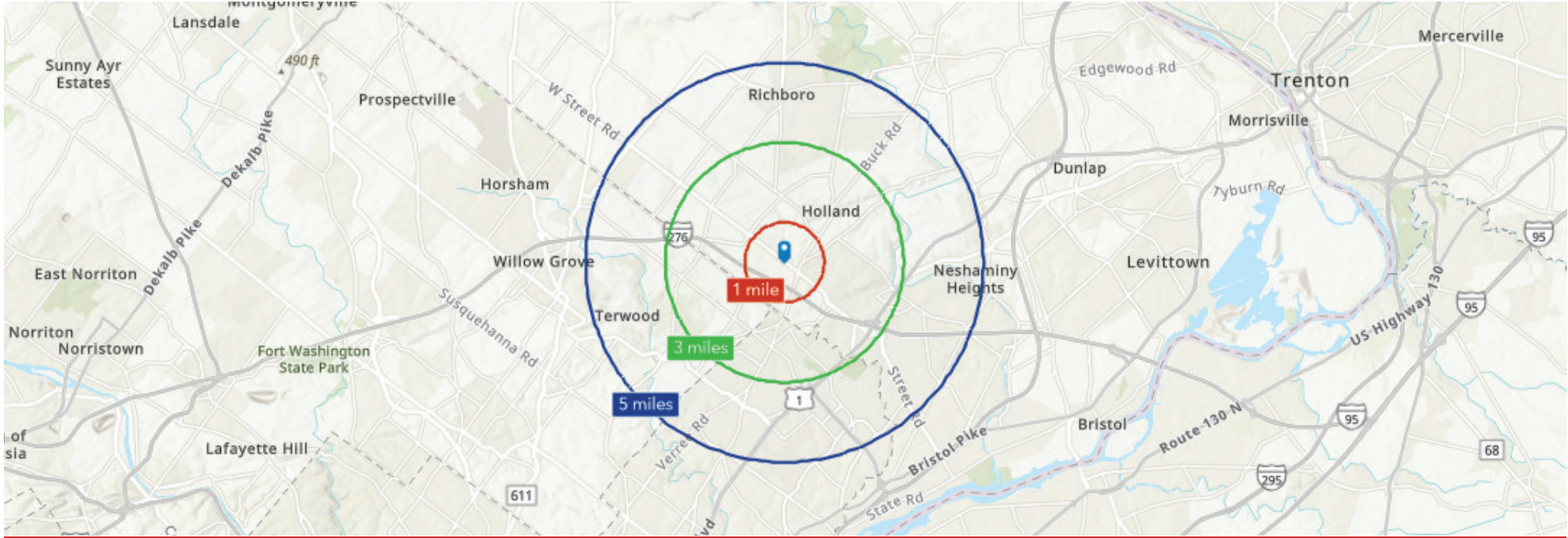


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## POPULATION

|                   | 1 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

|                     | 1 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



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