



INDUSTRIAL LAND FOR LEASE

2+ ACRES

2705 Old Rodgers Rd
Bristol, PA 19007



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

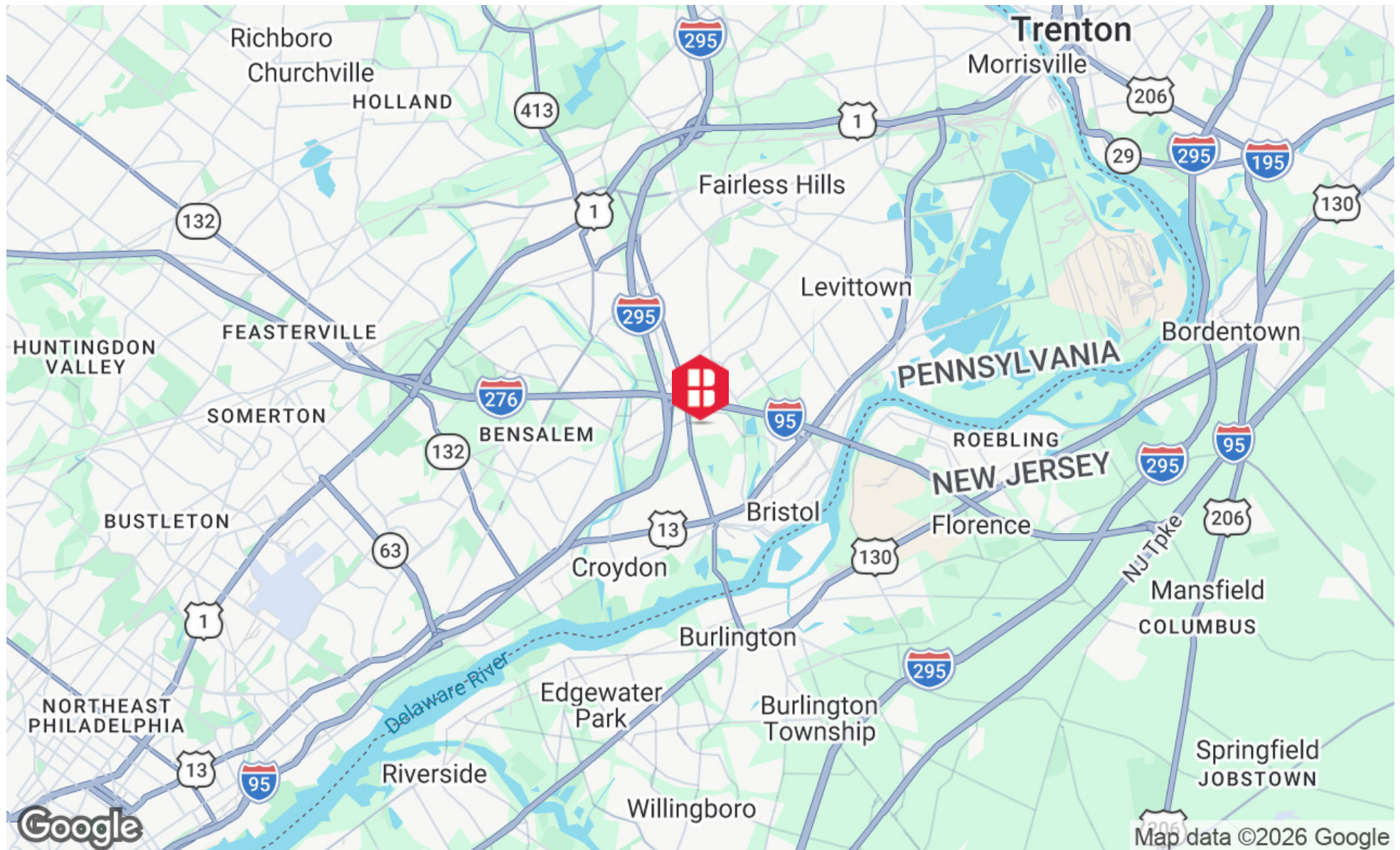
- **Use:**
Industrial Land
- **Building Size (SF):**
1,750 SF
- **Lot Size (AC):**
2+ Acres
- **Clear Height:**
12'6"
- **Door Height:**
9'9"
- **Drive-Thru Doors:**
One (1) Garage Door
- **Lot Improvements:**
Outdoor storage area will be surfaced
- **Zoning:**
M-1 – Light Manufacturing (Bristol Township)
- **Location Description:**
This property is located within a half mile of the I-95 on/off ramp which provides tremendous access to the Eastern Seaboard, specifically Philadelphia, New Jersey, and New York.



ADDITIONAL PHOTOS



LOCATION MAP

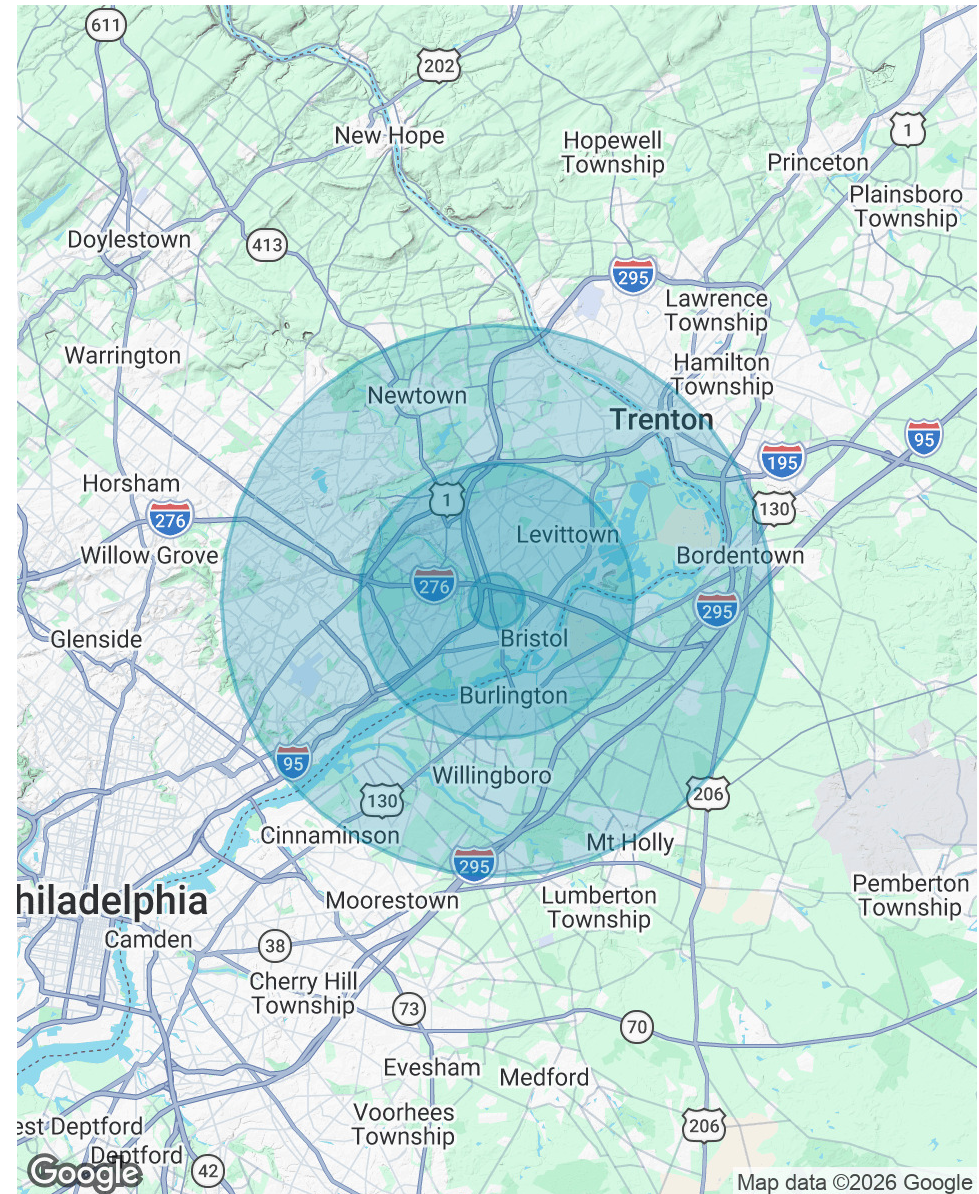


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,319	228,212	790,573
Average Age	36.3	40.8	42.1
Average Age (Male)	36.8	39.5	40.7
Average Age (Female)	35.9	41.7	43.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,090	86,755	302,503
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$92,845	\$105,742	\$115,836
Average House Value	\$287,035	\$317,538	\$354,712

2023 American Community Survey (ACS)





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