

PROPERTY DESCRIPTION

Seize your place at The Landmark — Bucks County's premier Class A mixed-use town center — and put your restaurant or bar concept in front of one of the region's most affluent and active consumer bases.

This 2,379 SF ground-floor space is available for immediate occupancy and perfectly sized for a full-service restaurant, bar, café, coffee shop, or fast-casual concept. With abundant foot traffic generated by 78 luxury apartment residents above and a thriving commercial neighbor mix that includes Verizon and Lux Lash, your business will benefit from built-in, daily walk-in demand from day one.

PROPERTY HIGHLIGHTS

- 2,379 SF available for immediate occupancy in a Class A mixed-use center
- Prime Route 313 frontage with 17,000+ vehicles per day
- Built-in customer base from 78 luxury apartment residents on-site
- Highly affluent trade area with strong discretionary spending power
- Ideal for restaurant, bar, café, coffee shop, or fast-casual concepts
- 183+ private parking spots

OFFERING SUMMARY

Lease Rate:	Inquire with broker
Available SF:	2,379 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,722	5,171	19,732
Total Population	4,509	13,969	53,616
Average HH Income	\$145,731	\$155,830	\$160,055



Outdoor Seating

Additional outdoor seating

Presented By

Glenn Gaines
215.995.0191
glenn@suburbancitygroup.com

Antonio DiCianni
215.995.0191 x101
antonio@suburbancitygroup.com

<https://suburbancitygroup.com>
2031 N Broad St., Ste 135
Lansdale, PA 19446
215.995.0191

 **suburban city**
COMMERCIAL



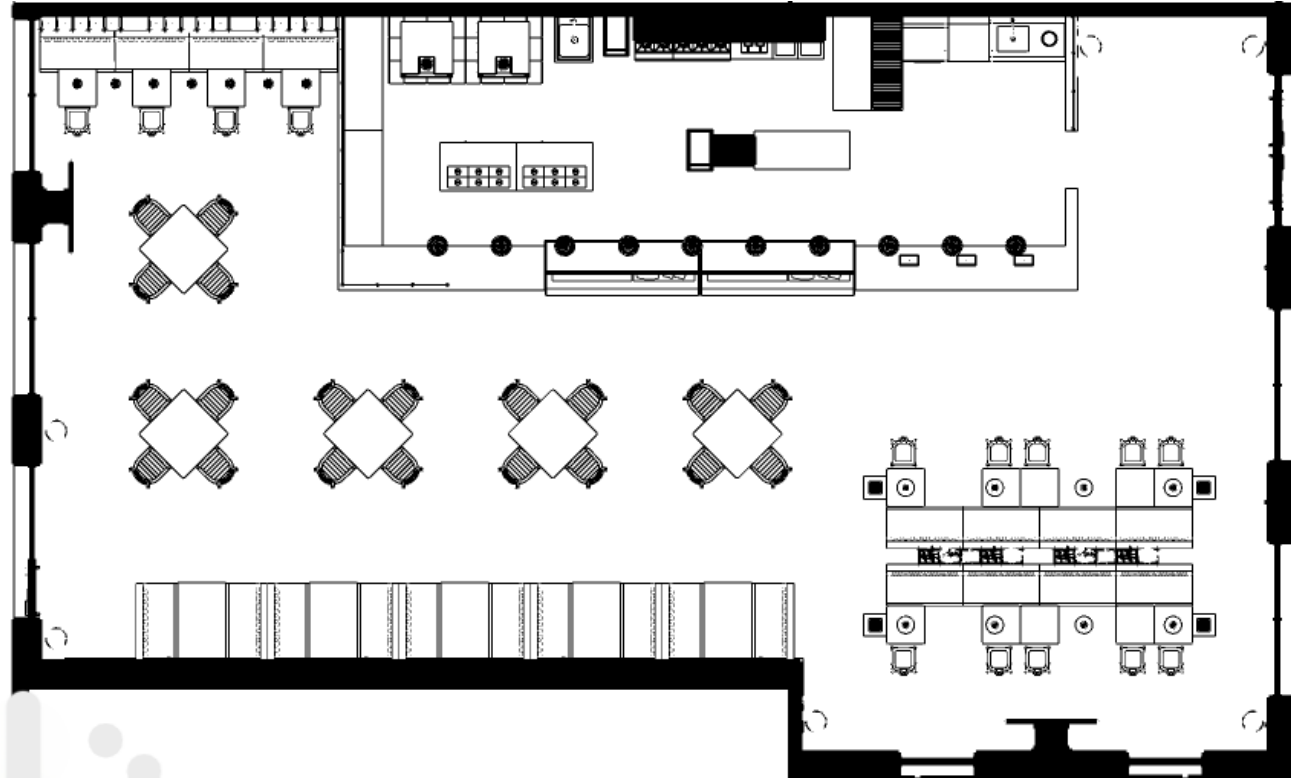
Presented By

Glenn Gaines
215.995.0191
glenn@suburbancitygroup.com

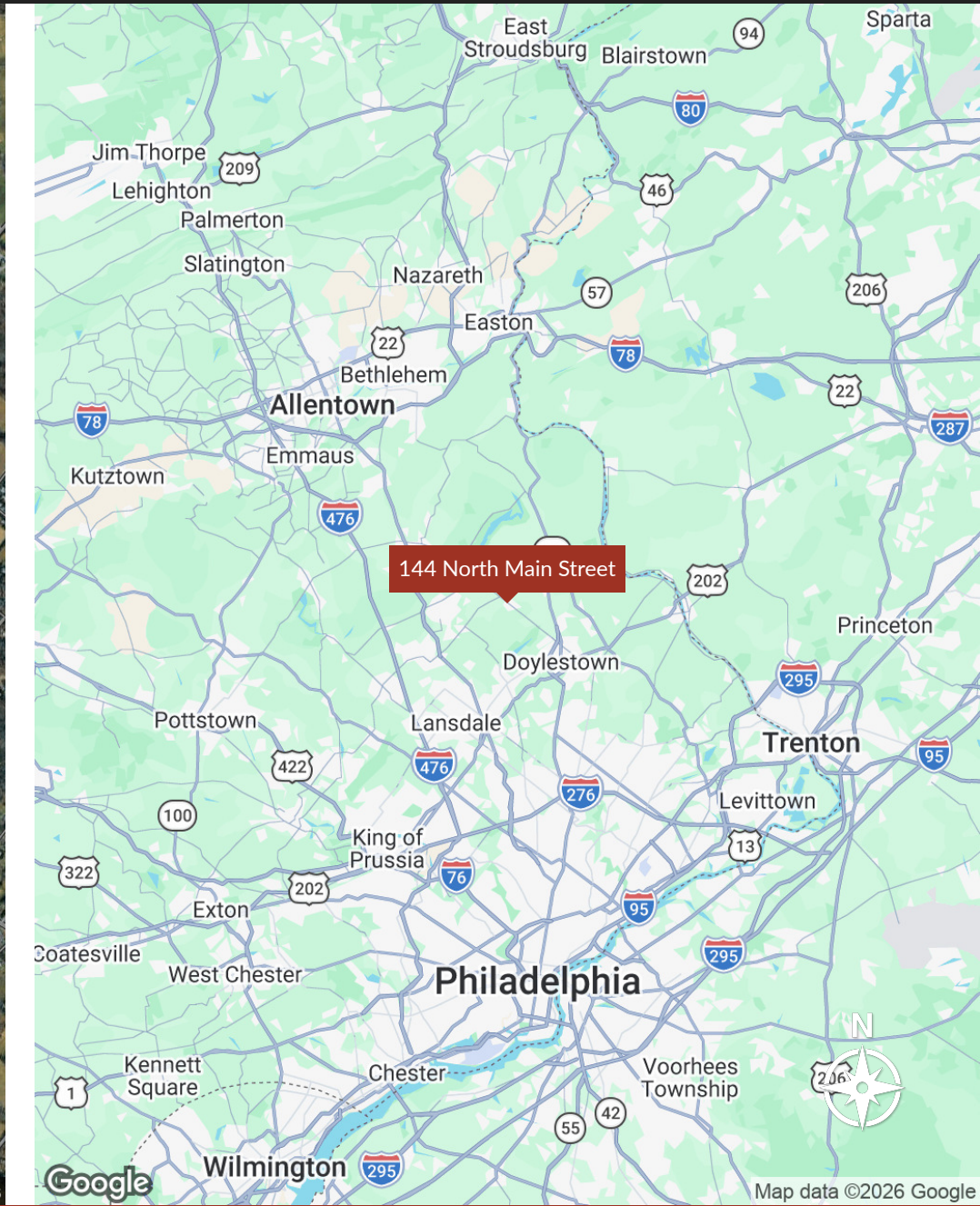
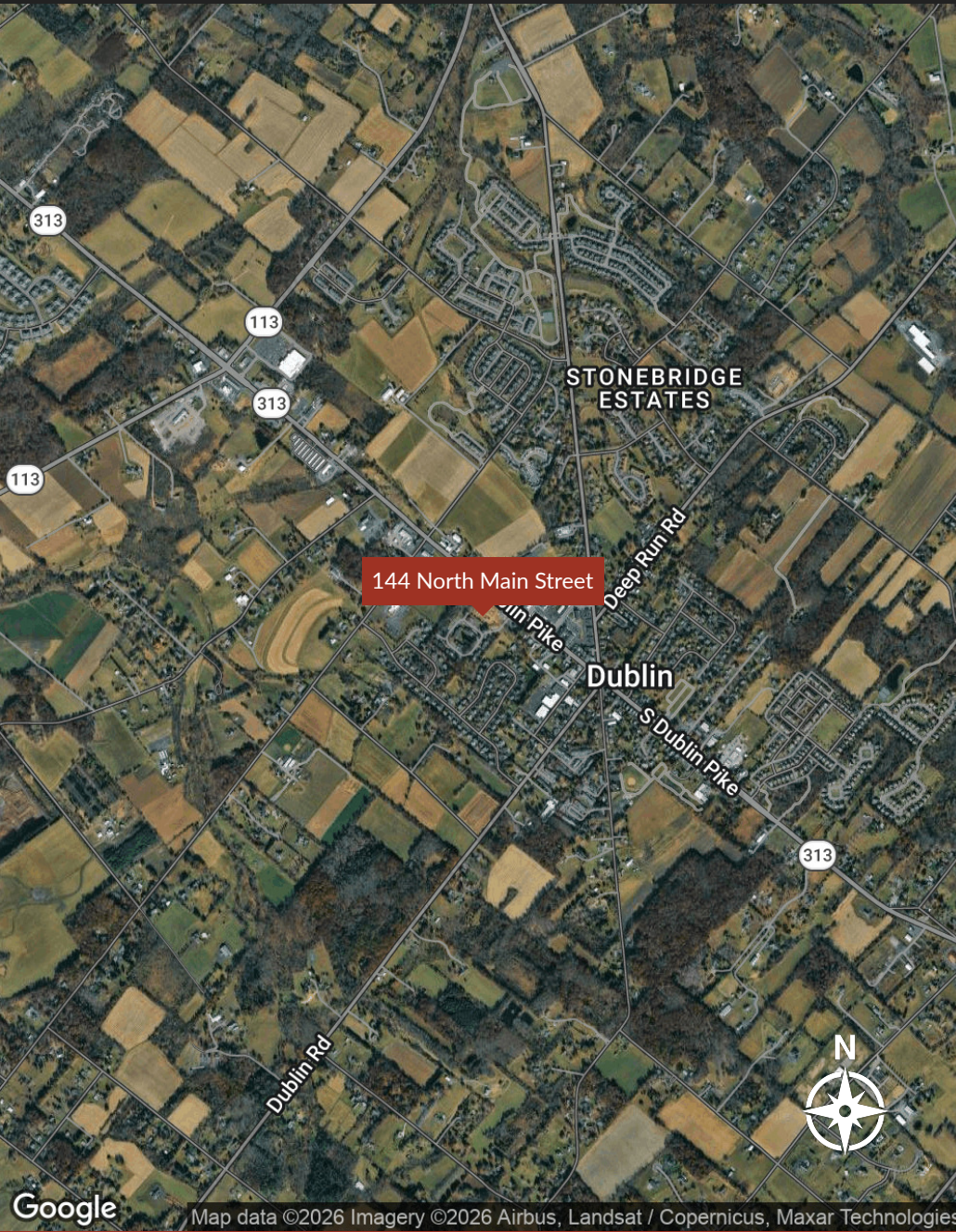
Antonio DiCianni
215.995.0191 x101
antonio@suburbancitygroup.com

<https://suburbancitygroup.com>
2031 N Broad St., Ste 135
Lansdale, PA 19446
215.995.0191









Presented By
Glenn Gaines
215.995.0191
glenn@suburbancitygroup.com

Antonio DiCianni
215.995.0191 x101
antonio@suburbancitygroup.com

<https://suburbancitygroup.com>
2031 N Broad St., Ste 135
Lansdale, PA 19446
215.995.0191



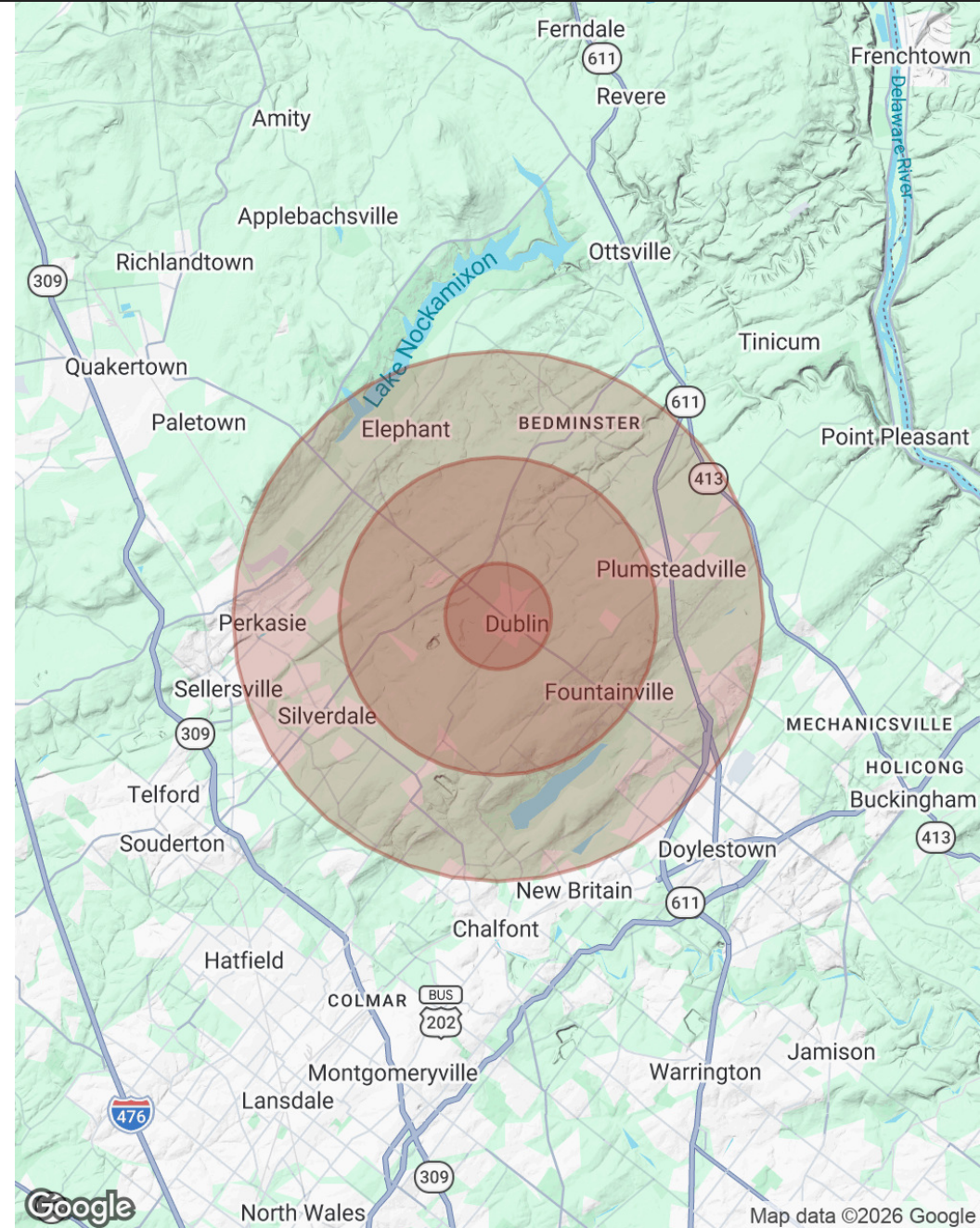
Demographics

144 North Main Street Dublin, PA 18917

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,509	13,969	53,616
Average Age	40	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,722	5,171	19,732
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$145,731	\$155,830	\$160,055
Average House Value	\$460,312	\$535,969	\$528,129

Demographics data derived from AlphaMap



Presented By
Glenn Gaines
 215.995.0191
 glenn@suburbancitygroup.com

Antonio DiCianni
 215.995.0191 x101
 antonio@suburbancitygroup.com

<https://suburbancitygroup.com>
 2031 N Broad St., Ste 135
 Lansdale, PA 19446
 215.995.0191

