

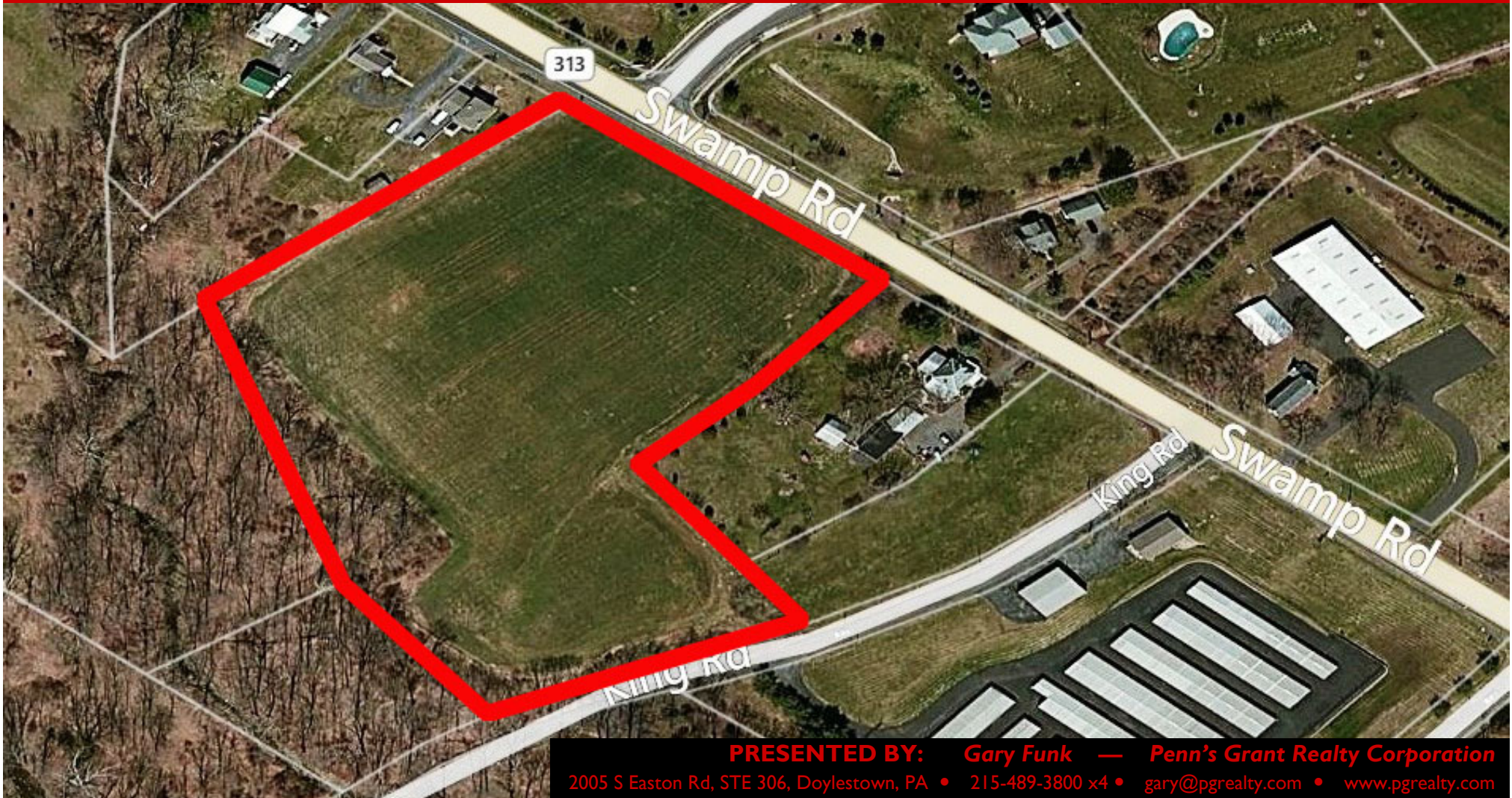
**FOR SALE**

# 7.31 ± ACRES COMMERCIAL LAND

**PENN'S GRANT REALTY**  
Corporation

*Frontage on Route 313 (W. Swamp) & King Road  
New Britain Township, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation

2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • gary@pgr Realty.com • www.pgr Realty.com



**PROPERTY SPECIFICATIONS**

High visibility and dual access to both Rout 313 (W. Swamp Road) and King Road.

**PROPERTY SPECIFICATIONS**

**Lot Size:** .....7.31± acres  
**Frontage:** ..... 391'± on Route 313 (W. Swamp Rd) & 316'± on King Road  
**Daily Traffic Count—Route 313/Swamp Road:** ..... 18,879  
**Water:** .....Private  
**Sewer:** ..... Perk Site  
**Utilities:**..... PECO  
**Zoning:**..... OP— Office Park District  
**Municipality:** ..... New Britain Townships  
**Tax Parcel:** ..... 26-004-028-002  
**Land Tax Assessment:** ..... \$15,760  
**Annual Tax (2017):** .....\$2,512  
**Sale Price:** ..... \$675,000



View from Route 313 (Swamp Road)



View from King Road

**OFFICE PARK DISTRICT - ZONING USES**

***Uses Permitted by Right***

- Public & Private Recreational Facilities: Non-household Swimming Pool; Indoor Entertainment; Indoor Athletic Club; Theater
- Private Club
- Community Center
- Municipal Building
- Office: Medical; Professional; Veterinary; Medical & Pharmaceutical Sales; Office Supplies & Equipment Sales and Services
- Financial Establishment

- Hotel/Motel; Guest House
- Package Delivery Services
- Photocopy Services
- Wholesale Business, Wholesale Storage and Warehousing
- General Farming; Crop Farming; Commercial Forestry

***Uses Permitted by Special Exception***

- Nursery School/ Day Care Center
- Emergency Services Center

- Recycling Collection Center
- Place of Worship
- Printing
- Nonresidential Radio & TV Towers, Mast, Aerials, Etc.

***Uses Permitted by Conditional Use***

- Personal Care Center
- Outdoor Entertainment
- Dwelling in Combination
- Outside Storage or Display
- Helistop



## AREA WORKFORCE & BUSINESS DEMOGRAPHICS

2016 HIGHER EDUCATION - Age 25+	3 Mile	5 Mile
<b>Total Workforce Age 25+</b>	15,449	43,478
Some College No Degree	15%	15.9%
Associate Degree	6.4%	6.7%
Bachelor's Degree	29.4%	29.8%
Graduate/Professional Degree	20.6%	20.1%
2016 EMPLOYED WHITE COLLAR	3 Mile	5 Mile
<b>Total Employed Population Age 16+</b>	12,151	34,619
White Collar (Total of All Employed)	72.8%	73.6%
Management/Business/Financial	20.8%	21.1%
Professional	28.2%	26.4%
Sales	12.2%	13.9%
Administrative Support	11.6%	12.2%
AREA BUSINESS	3 Mile	5 Mile
<b>Total Business In Area</b>	1,200	3,767
Finance/Insurance/Real Estate		
Businesses	122	420
Employees	774	2,730
Professional, Scientific & Tech Services		
Businesses	118	457
Employees	1,038	3,633
Administration & Support		
Businesses	49	179
Employees	206	1,050
Educational Services		
Businesses	25	87
Employees	563	2,083
Healthcare & Social Assistance		
Businesses	100	344
Employees	1,200	5,674

## 2016 MEDICAL EXPENDITURES

HEALTH CARE	3 Mile	5 Mile
Spending Potential Index*	135	149
Average Amount Spent	\$7,168.61	\$7,907
Total Spent	\$61,757,582	\$184,266,549
MEDICAL CARE	3 Mile	5 Mile
Spending Potential Index*	135	149
Average Amount Spent	\$2,584	\$2,854
Total Spent	\$22,267,870	\$66,516,916
HEALTH INSURANCE	3 Mile	5 Mile
Spending Potential Index*	136	150
Average Amount Spent	\$4,583	\$5,052
Total Spent	\$39,489,712	\$117,749,633

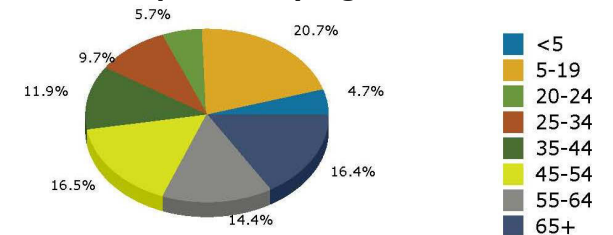
## 2016 CONSUMER SPENDING

EDUCATION	3 Mile	5 Mile
Spending Potential Index*	151	168
Average Amount Spent	\$2,136.72	\$2,380.78
Total Spent	\$18,407,816	\$55,479,208
PERSONAL CARE PRODUCTS &	3 Mile	5 Mile
Spending Potential Index*	139	153
Average Amount Spent	\$1,017	\$1,123
Total Spent	\$8,769,157	\$26,168,659

## DEMOGRAPHICS

POPULATION	3 Mile	5 Mile
2016	22,216	63,113
2021	22,781	64,027
HOUSEHOLDS	3 Mile	5 Mile
2016	8,615	23,303
2021	8,809	23,638
AVERAGE HOUSEHOLD INCOME	3 Mile	5 Mile
2016	\$82,164	\$93,092
2021	\$96,471	\$103,644
PER CAPITA INCOME	3 Mile	5 Mile
2016	\$42,221	\$45,074
2021	\$46,574	\$49,112

### 2016 Population by Age - 5 Mile Radius



### 2016 Home Value - 5 Mile Radius

