FOR SALE

7.3 I ± ACRES COMMERCIAL LAND

PENN'S GRANT REALTY

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



Corporation

ROUTE 313 & KING ROAD, NEW BRITAIN, PA

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—R	oute 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:		\$695,000







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

ROUTE 313 & KING ROAD. NEW BRITAIN, PA

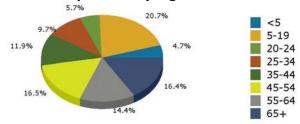
AREA WORKFORCE & E	USINESS	DEMOGR	RAPHICS
2016 HIGHER EDUCATION	Age 25+	3 Mile	5 Mile
Total Workfo	rce Age 25+	15,449	43,478
Some College No Degree		15%	15.9%
Asso	ociate Degree	6.4%	6.7%
Bachelor's Degree		29.4%	29.8%
Graduate/Profes	sional Degree	20.6%	20.1%
2016 EMPLOYED WHITE C	OLLAR	3 Mile	5 Mile
Total Employed Populati	on Age I6+	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%
Administr	ative Support	11.6%	12.2%
AREA BUSINESS		3 Mile	5 Mile
Total Business In Area		1,200	3,767
Finance/Insurance/Real Estate	Businesses	122	420
	Employees	774	2,730
Professional, Scientific & Tech Service	s 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

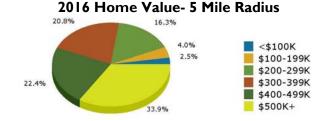
2016 MEDICAL EXPENDITURES				
HEALTH CARE	3 Mile	5 Mile		
Spending Potential Index*	135	149		
Average Amount Spent	\$7,168.61	\$7,907		
Total Spent	\$61,757,582	\$184,266,549		
MEDICAL CARE	3 Mile	5 Mile		
Spending Potential Index*	135	149		
Average Amount Spent	\$2,584	\$2,854		
Total Spent	\$22,267,870	\$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 & SERVICES	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		

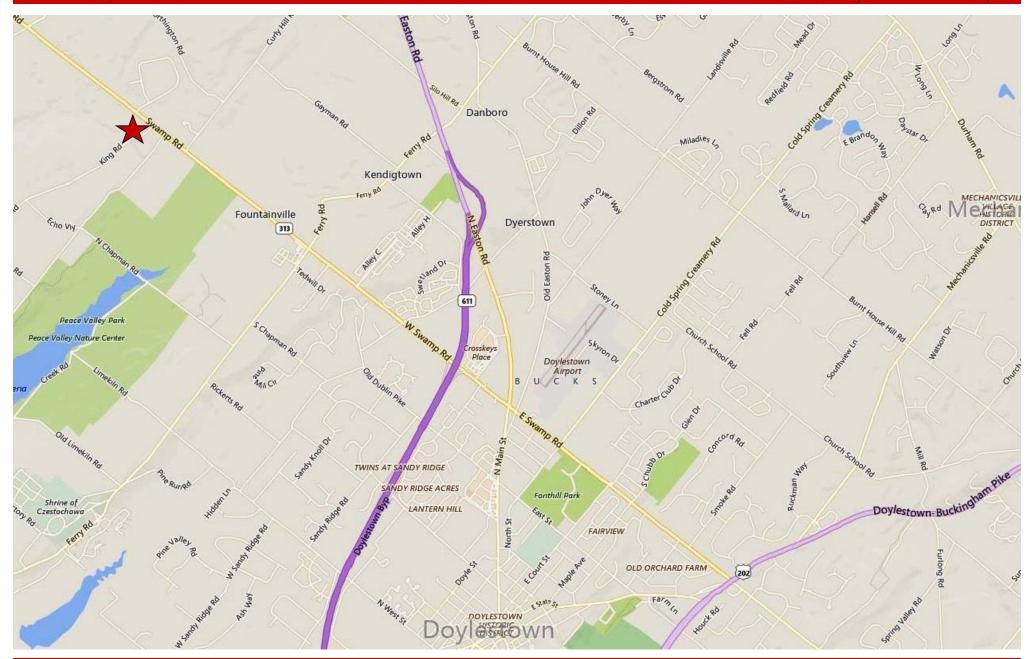
2016 Population by Age - 5 Mile Radius





Corporation

ROUTE 313 & KING ROAD. NEW BRITAIN, PA



Corporation 579 519 519 Ringoes Delaware Quakertown Milford Township Byram Richland Square Krassdale Center Smiths Bedminster 202 East Amwell Elephant Corner 113 Township Trumbauersville Raven Rock Dilts Corner Deep Run East Rockhill Linvale Plumsteadville Township West Amwell Kulps Corner Finland Township Solebury Red Hill Perkasie Dublin Argus Gardenville Lambertville 518 West Rockhill 476 Township 232 Derstines Mechanicsville Hilltown Valley Rd Township Naces Corner Perkiomenville Pine Run Telford Baldpate Buckingham SANDY RIDGE ACRES Mountain Brownsburg 63 Kratz Morwood Leidytown Hendricks Doylestown Franconia **New Britain** Furlong Washington Upper Makefield Pineville Salford Chalfont Crossing Township Trewigtown Edison Harleysville 263 Hatfield Mozart Lower Frederick Tradesville Warwick 463 Colmar Township Elroy Township Newtown Grant Rushland Schwenksville Warrington Montgomery 113 Kulpsville Eureka Township Yardley Lucon Palomino Farms Hartsville Newtown Lower Makefield Township