

# STREET ROAD & PHILMONT AVENUE

FEASTERVILLE, PA

±1.46 ACRE PAD AVAILABLE FOR SALE OR LEASE

JOIN



## property highlights.

- ±1.46 acre pad available
- Easily Accessible to Route 1, Route 95 and PA Turnpike
- Located at traffic light intersections
- Flexible layout opportunities up to ±10,000 SF building
- High traffic corridor in Bucks County
- Dense residential and commercial corridor

## stats.

| 2016 DEMOGRAPHICS*  | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| EST. POPULATION     | 10,593   | 88,986   | 258,041  |
| EST. HOUSEHOLDS     | 4,092    | 33,805   | 97,476   |
| EST. AVG. HH INCOME | \$79,003 | \$87,465 | \$91,733 |

STREET ROAD TRAFFIC COUNT: 74,617 VPD \*ESRI 2016  
PHILMONT AVENUE TRAFFIC COUNT: 12,563 VPD



**METRO**<sup>®</sup>  
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## get in touch.

**MELISSA LIPPE**

office 610.825.5222  
direct 610.260.2677  
mlippe@metrocommercial.com

**STEVE NIGGEMAN**

office 610.825.5222  
direct 610.260.2667  
sniggeman@metrocommercial.com





**SITE**  
AVAILABLE  
±1.46 ACRES

EUROPEAN  
WAX  
CENTER  
BAJA FRESH  
MEXICAN GRILL  
ZIPS  
DRY CLEANERS

130 NEW  
TOWNHOMES

**Wawa**

**Citadel**

**FIRST  
BANK**

**TD Bank**

PHILMONT AVENUE 12,563 VPD

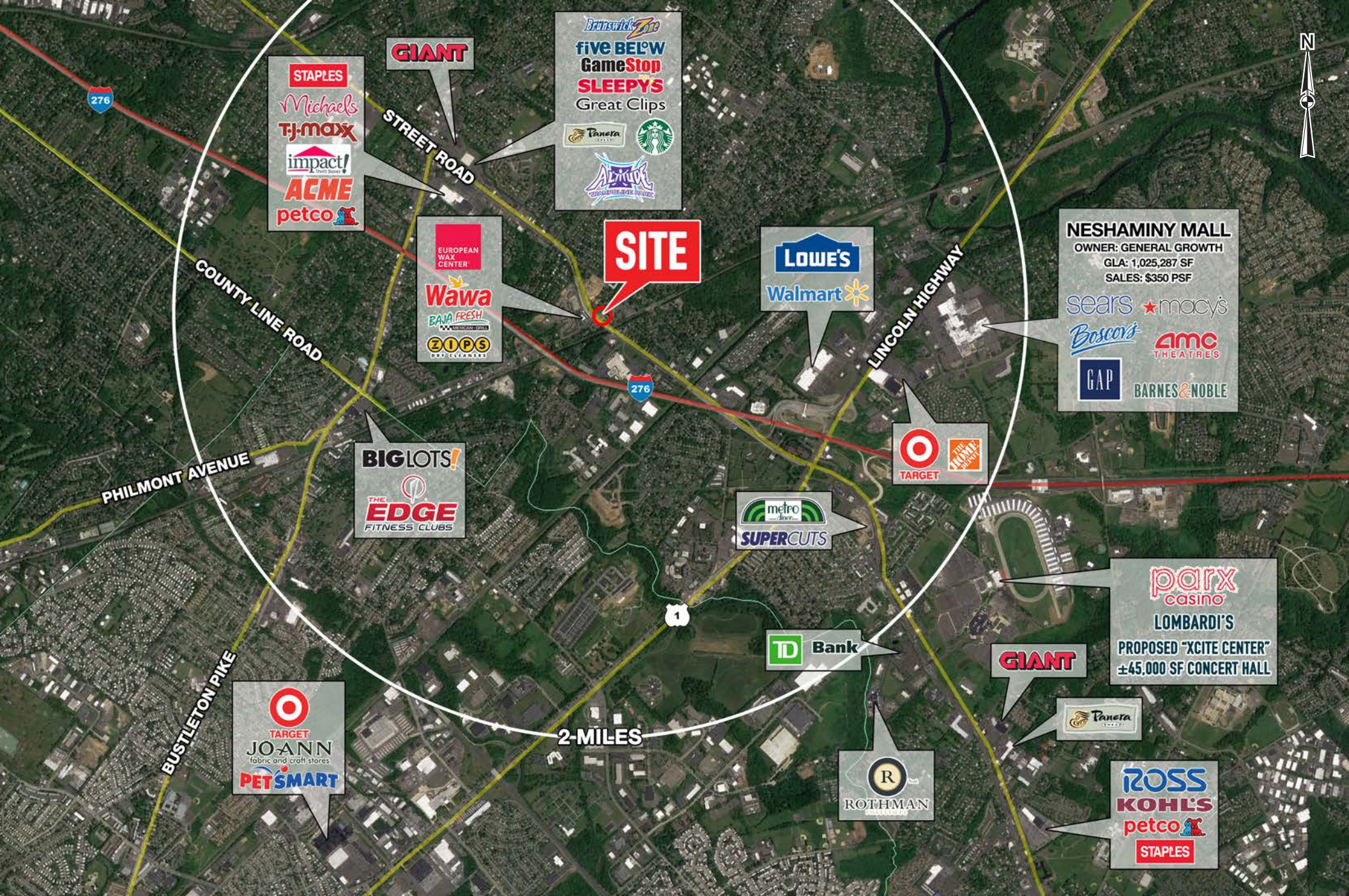
STREET ROAD 74,617 VPD

OLD STREET ROAD

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