



RETAIL SPACE FOR LEASE

**415 South York Road
New Hope, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



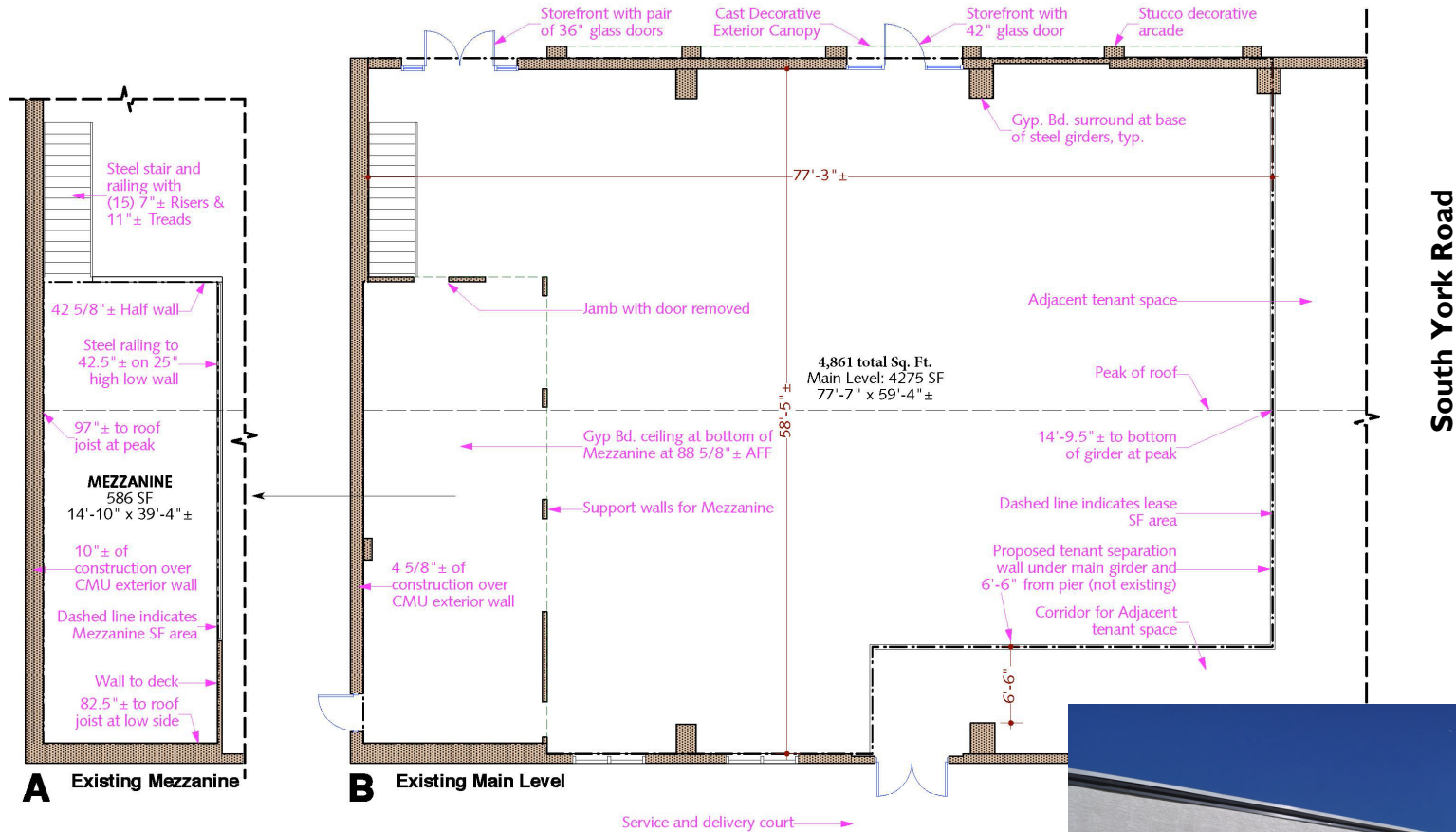


PROPERTY HIGHLIGHTS

- **Excellent High Visibility Location!!**
- **Perfectly Positioned at Signalized Intersection of Route 179 (S. York Rd./W. Bridge St.) & Route 202**
- **Located in the Affluent and Historic New Hope, Which Boast a Diverse Urban Chic Community!**
- **New Hope Draws Large Amounts of Tourist Traffic Daily!**
- **Prominent Signage Opportunity Available**
- **Strong Vested Ownership**

PROPERTY SPECIFICATIONS

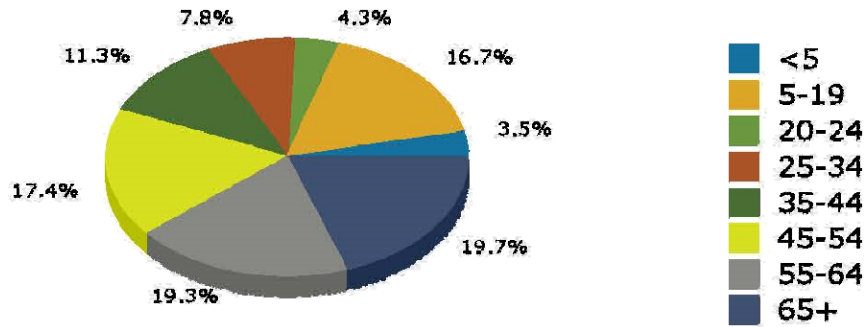
Available Space: 4,861± SF
Availability: Immediate
Parking: 137 Spaces
Daily Traffic Count: 10,000±
Municipality: Solebury Township
Zoning: TNC—Traditional Neighborhood Commercial



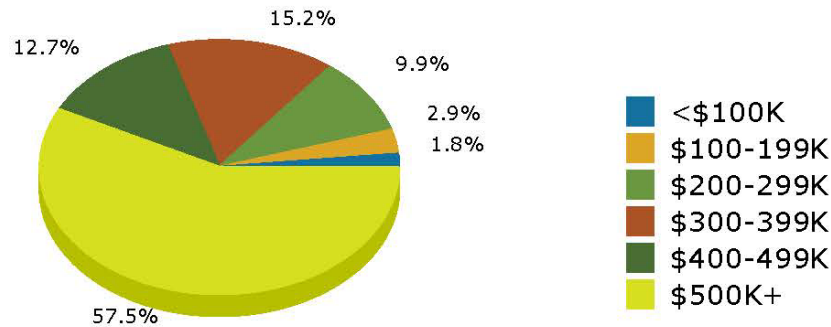
4,861 SF



2016 Population by Age - 5 Mile



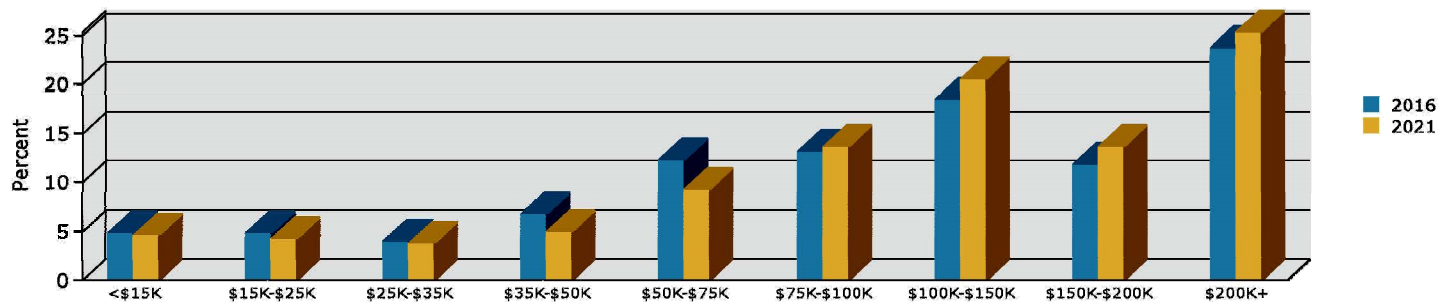
2016 Home Value- 5 Mile



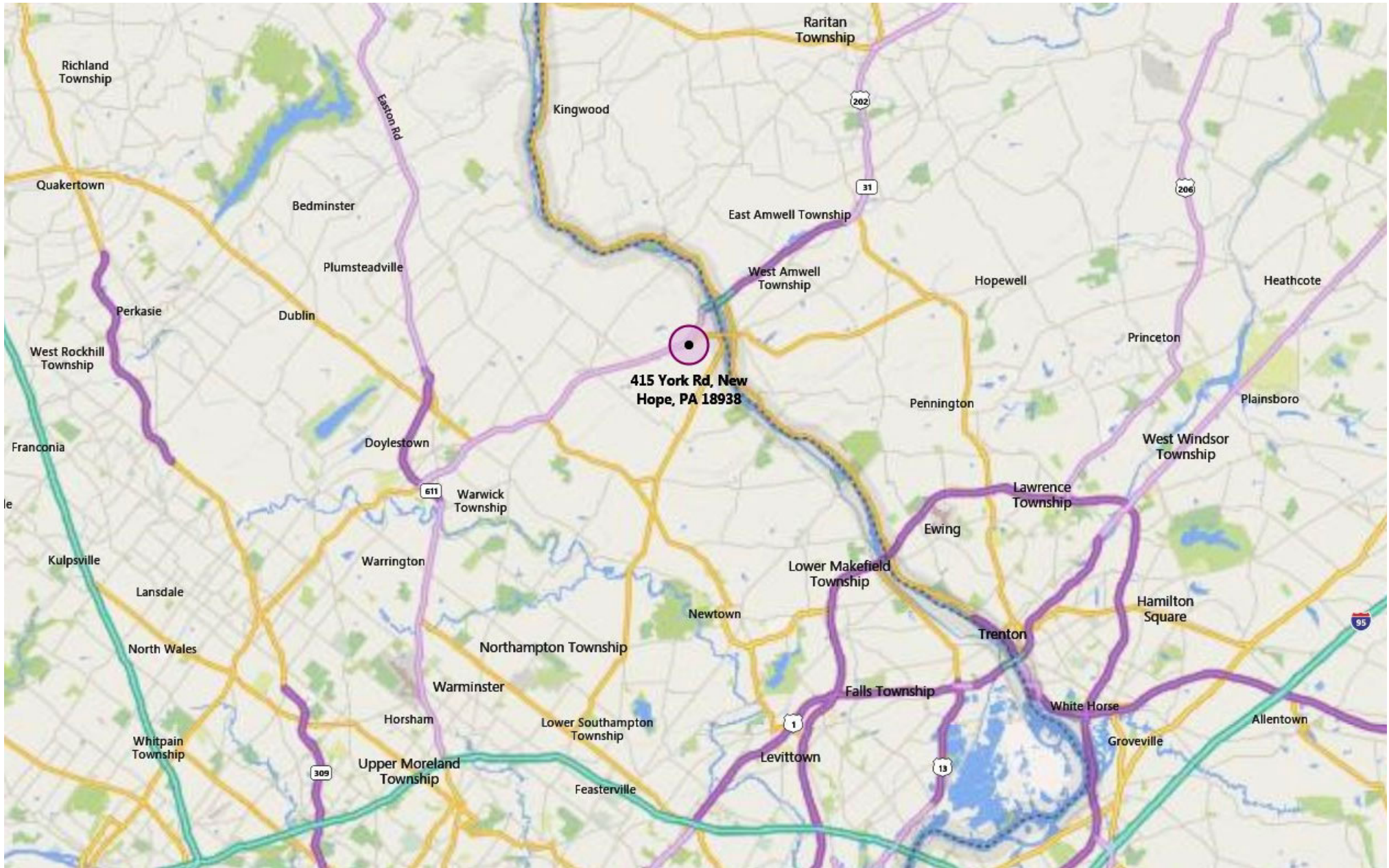
DEMOGRAPHICS

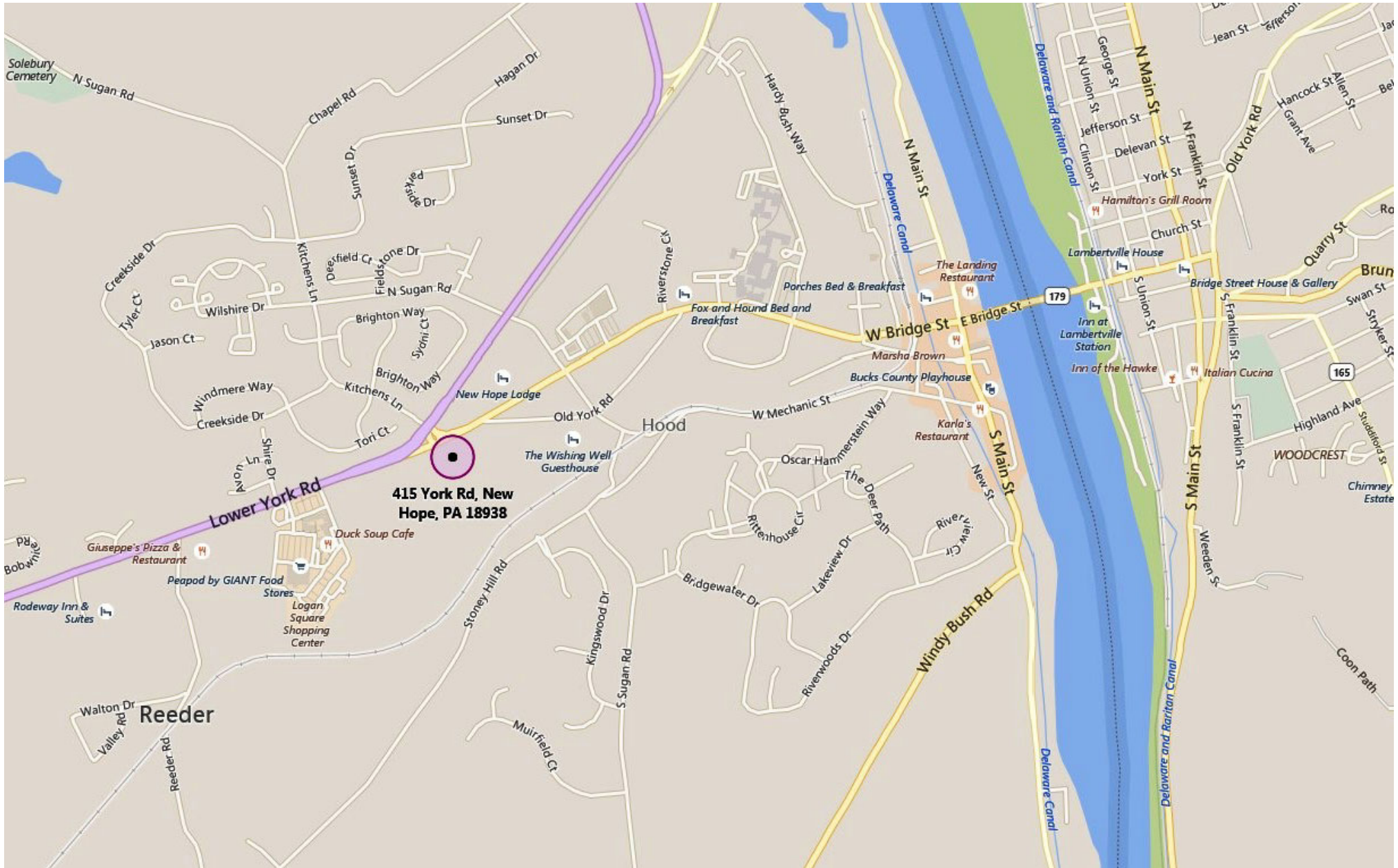
POPULATION	1 Mile	3 Mile	5 Mile
2016	4,006	14,256	24,514
2021	3,883	14,240	24,291
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2016	1,806	6,067	9,909
2021	1,835	6,118	10,006
MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
2016	104,889	\$100,612	\$107,979
2021	\$113,513	\$110,117	\$118,286
AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
2016	\$150,755	\$143,418	\$158,440
2021	\$163,384	\$155,923	\$171,820
PER CAPITA INCOME	1 Mile	3 Mile	5 Mile
2016	\$69,201	\$63,662	\$66,132
2021	\$74,684	\$69,053	\$71,582

Household Income- 5 Mile Radius









Traditional Neighborhood Commercial (TNC) Zoning Uses

**Can be a Permitted Accessory to only certain uses*

Permitted

- Athletic Facility
- Bank
- Banquet, Catering, or Event*
- Commercial School
- Convenience Store
- Cultural
- Emergency Service
- Hospital
- Library
- Medical Office/Wellness Center
- Municipal
- Office
- Restaurant
- Retail Sales
- School
- VC-I Village Service
- Village Service

Conditional

- Dog Day Care
- Drive-Through Facility
- Farm Animal Veterinary Office
- Kennel
- Medical Marijuana Dispensary
- Private Recreation
- Religious
- Restaurant Drive-In Service
- Veterinary Service