# INDUSTRIAL ZONED LAND FOR SALE

PENN'S GRANT REALTY Corporation

4518 Bethlehem Pike Telford, Bucks County, PA



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation

4518 BETHLEHEM PIKE, HILLTOWN, PA



#### **PROPERTY SPECIFICATIONS**

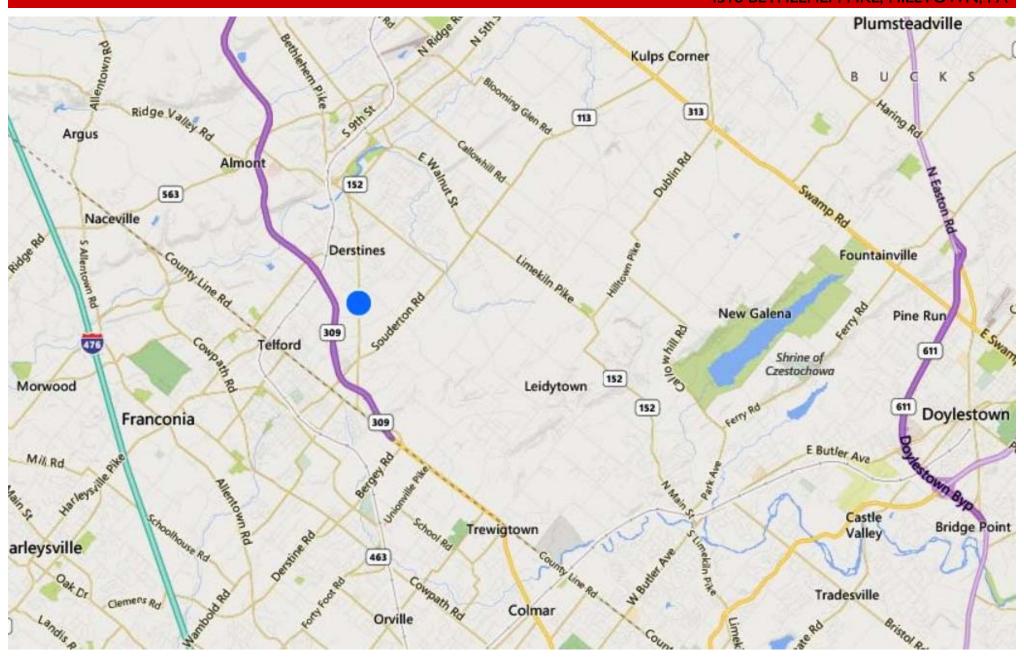
Lot Size:	19.18± acres
DailyTraffic Counts:	Bethlehem Pike - 11,979 Route 309 - 37,633
Population within 5 miles radius (2015): 80,431	
Average Household Income within 5 mile radius (2015):\$90,266	
Zoning:	n, manufacturing, offices, ral retail, commercial school,

Water & Sewer"	Serviced by Telford Authority
Electric Power:	Serviced by PP&L
Municipality:	Hilltown Township
Tax Parcel:	15-001-008
Total Real Estate Tax Assessment:\$57,600	
Real Estate Taxes (2014):	\$9,448
Sale Price:	\$3,500,000

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