

88 ANCHOR PARKWAY

ROYERSFORD, PA

±1.1 ACRES AVAILABLE FOR LEASE OR SALE

JOIN



SITE
AVAILABLE
±1.1 ACRES



property highlights.

- Direct access from Route 422
- Convenient for daytime and nighttime population
- Ideal for restaurant, daycare, medical, financial uses, and office
- Ground lease available with stormwater management in place
- Pylon sign available on Township Line Road



stats.

2016 DEMOGRAPHICS*	3 MILES	5 MILES	7 MILES
EST. POPULATION	42,298	105,980	177,353
EST. HOUSEHOLDS	15,591	39,520	63,519
EST. AVG. HH INCOME	\$83,040	\$86,201	\$87,955

ROUTE 422 TRAFFIC COUNT: 67,000 VPD *ESRI 2016
SOUTH TOWNSHIP LINE ROAD TRAFFIC COUNT: 14,294 VPD



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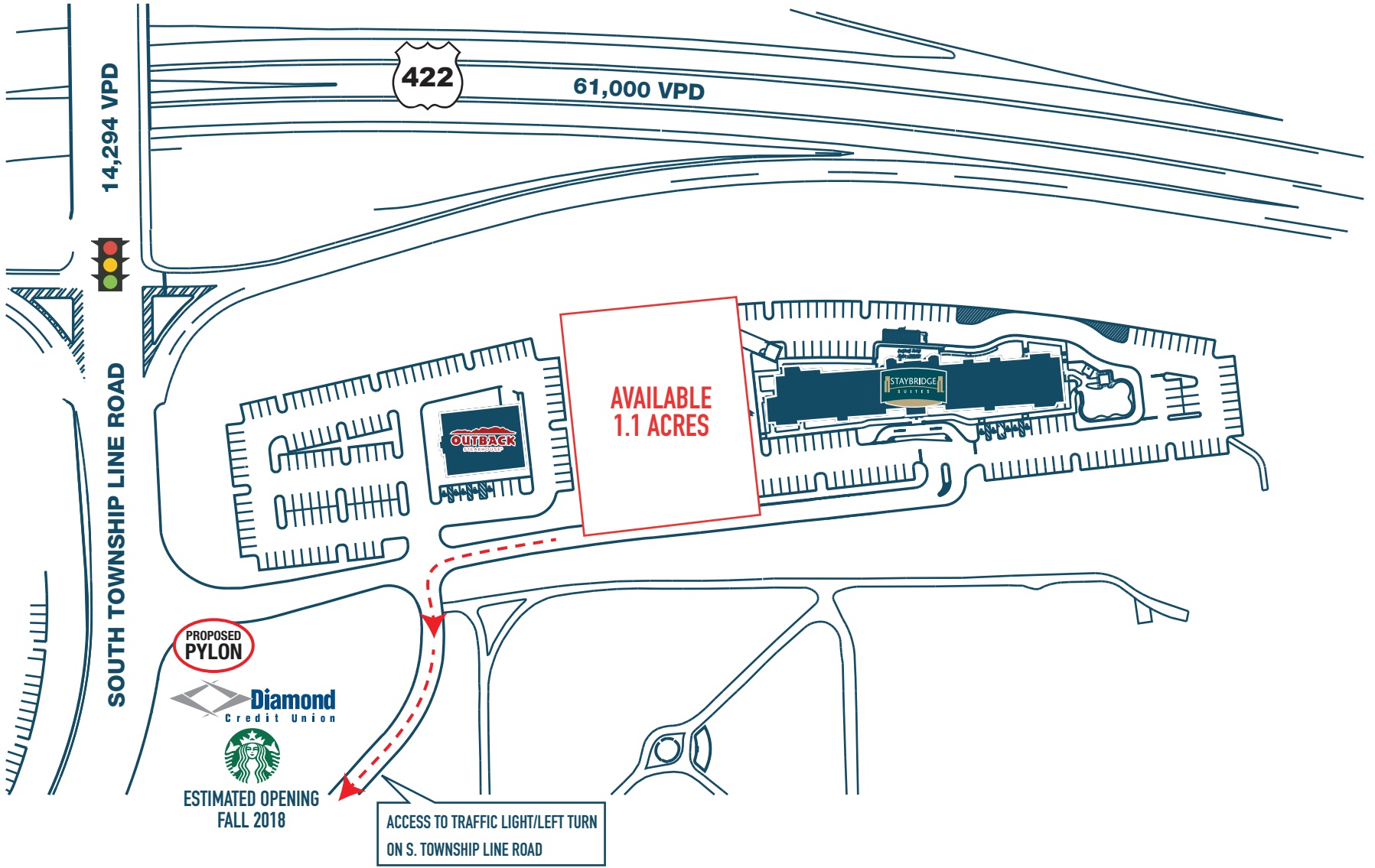
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ROYERSFORD, PA**





KOHL'S

Marshalls

GIANT

TD Bank

KFC

Wawa

**PROPOSED
PYLON**

**Diamond
Credit Union**
Starbucks
**ESTIMATED OPENING
FALL 2018**

**OUTBACK
STEAKHOUSE**

**SITE
AVAILABLE
1.1 ACRES**

**STAYBRIDGE
SUITES**

**ACCESS TO TRAFFIC LIGHT/LEFT TURN
ON S. TOWNSHIP LINE ROAD**

14,294 VPD

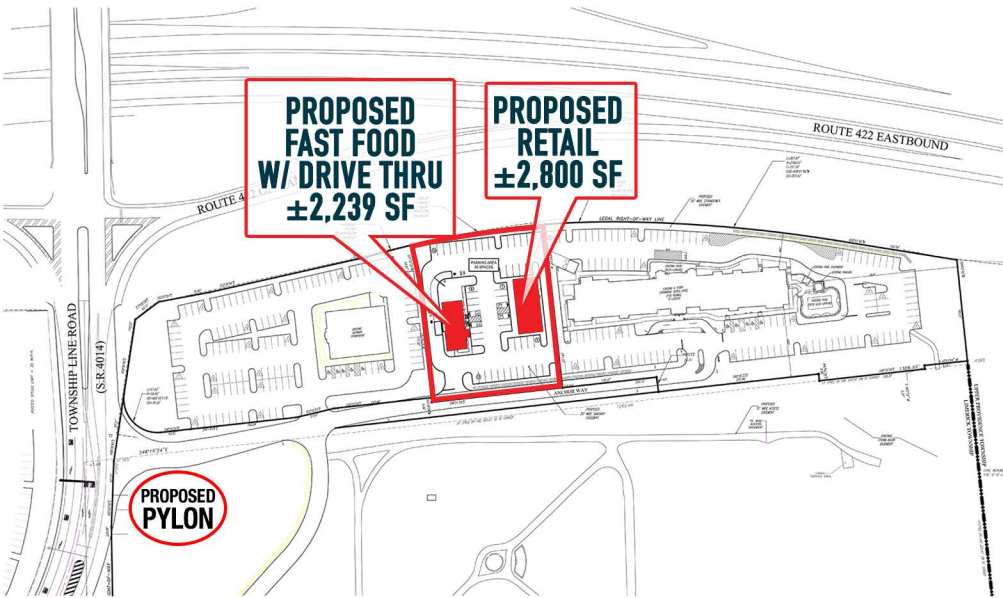
61,000 VPD

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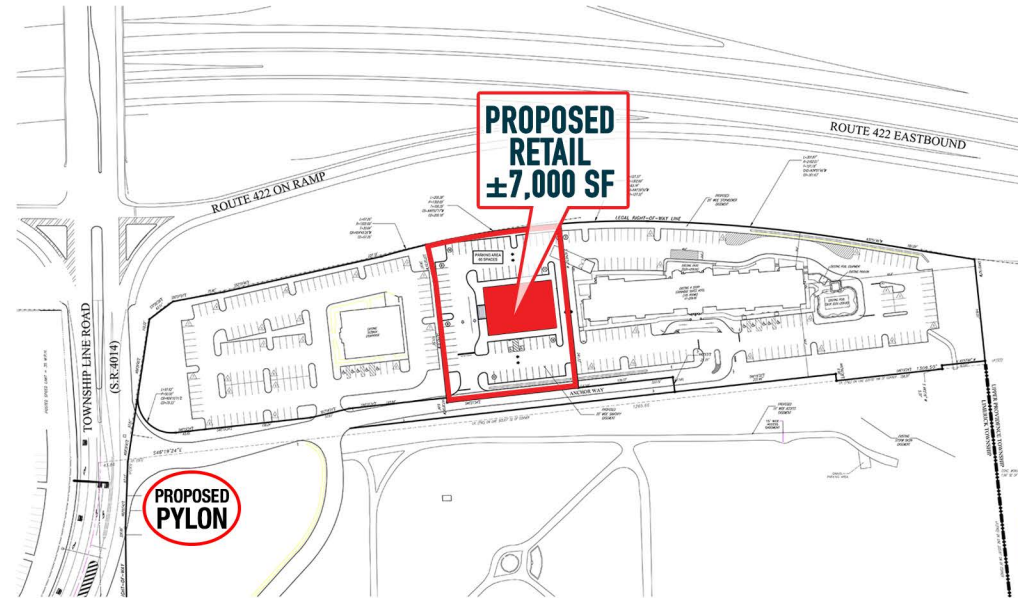


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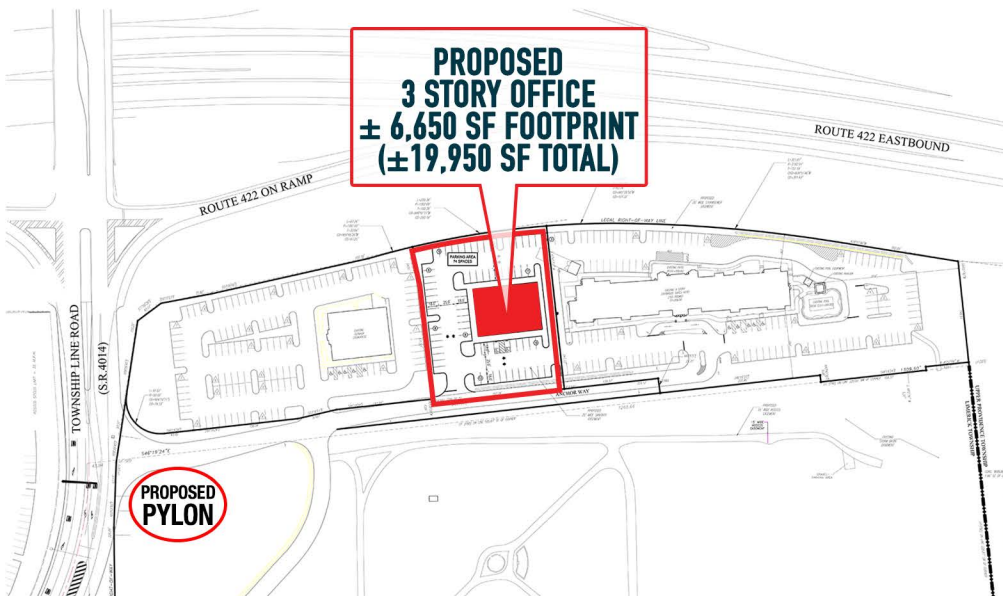
CONCEPT A-1



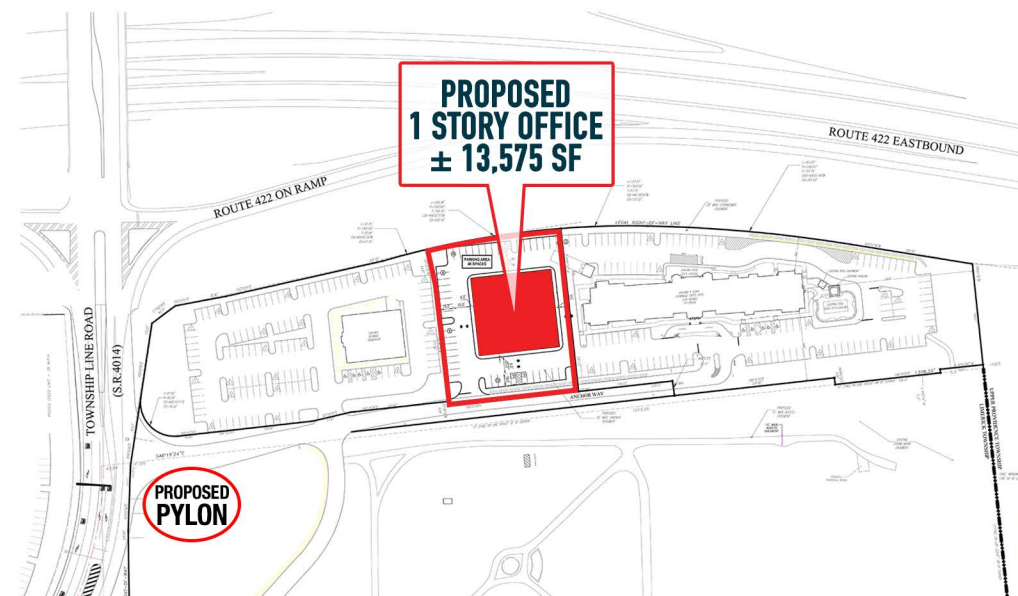
CONCEPT A-2



CONCEPT B-1



CONCEPT B-2



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