

# VETERANS HIGHWAY & FORD ROAD

BRISTOL, PA

±1,636 SF PAD SITE WITH DRIVE-THRU OR ±5,350 SF FREESTANDING OPPORTUNITY AVAILABLE FOR LEASE

JOIN



## property highlights.

- New Construction
- Highly visible pad site opportunity
- Located at signalized intersection with over 33,000 VPD
- Easy access to I-95

## stats.

2017 DEMOGRAPHICS*	3 MILE	5 MILES	7 MILES
EST. POPULATION	96,613	224,742	394,120
EST. HOUSEHOLDS	35,602	83,950	147,750
EST. AVG. HH INCOME	\$92,179	\$94,640	\$100,866

TRAFFIC COUNT: VETERANS HIGHWAY 23,992 VPD \*ESRI 2017



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REAL ESTATE, INC.

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## get in touch.

### DAVID JUDD

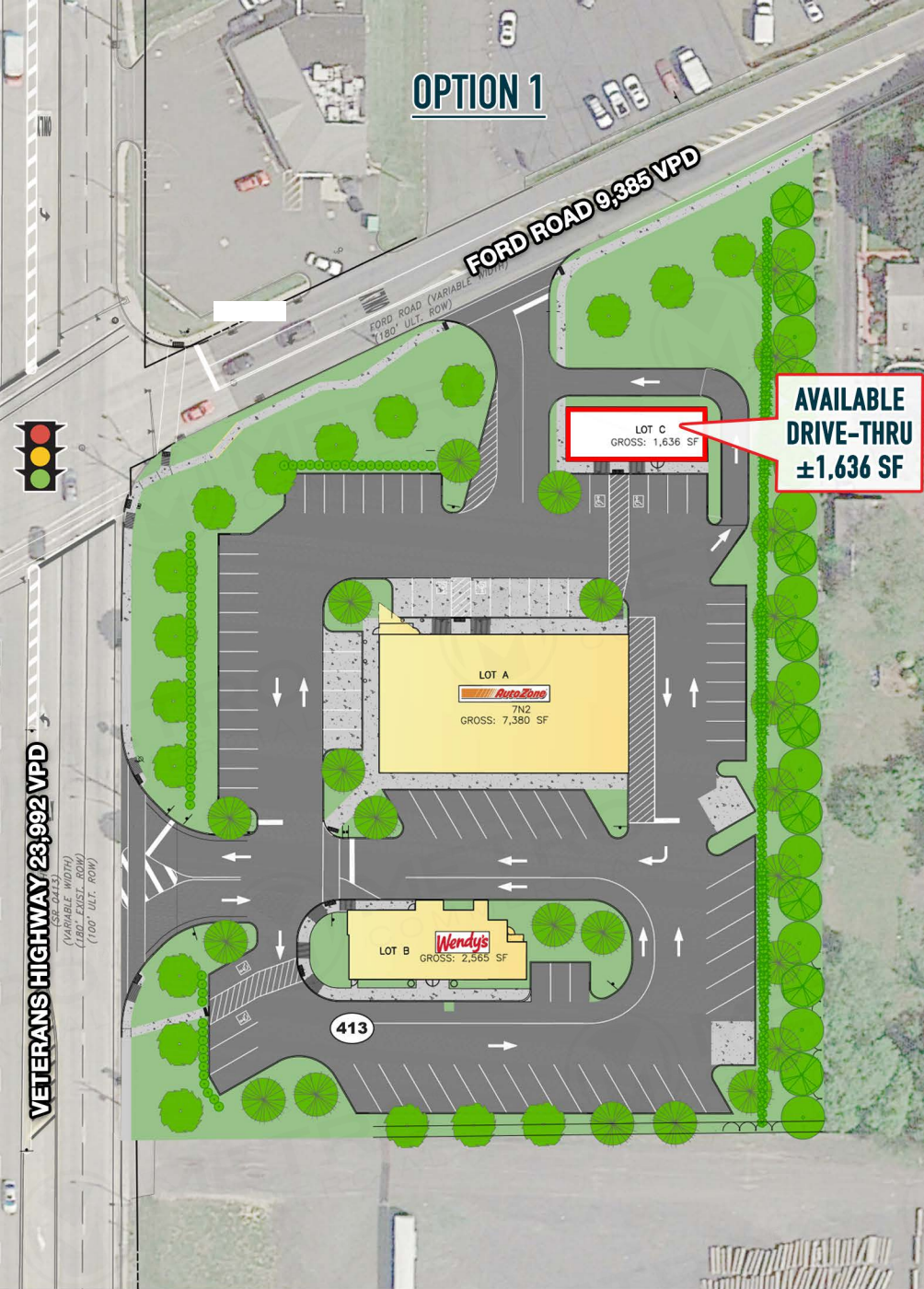
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djudd@metrocommercial.com

### JOE DOUGHERTY

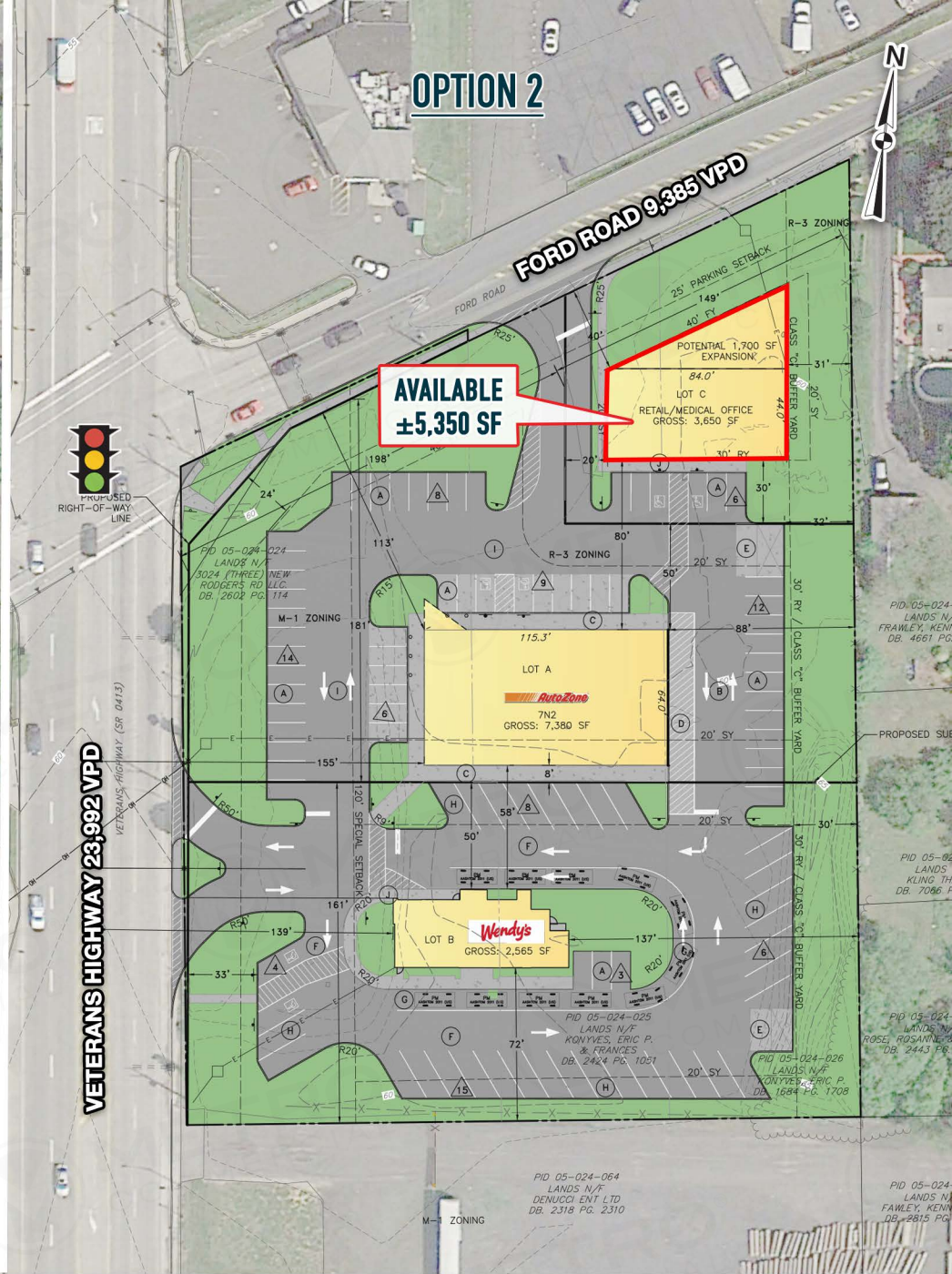
office 610.825.5222  
direct 610.260.2670  
jdougherty@metrocommercial.com



# OPTION 1



# OPTION 2

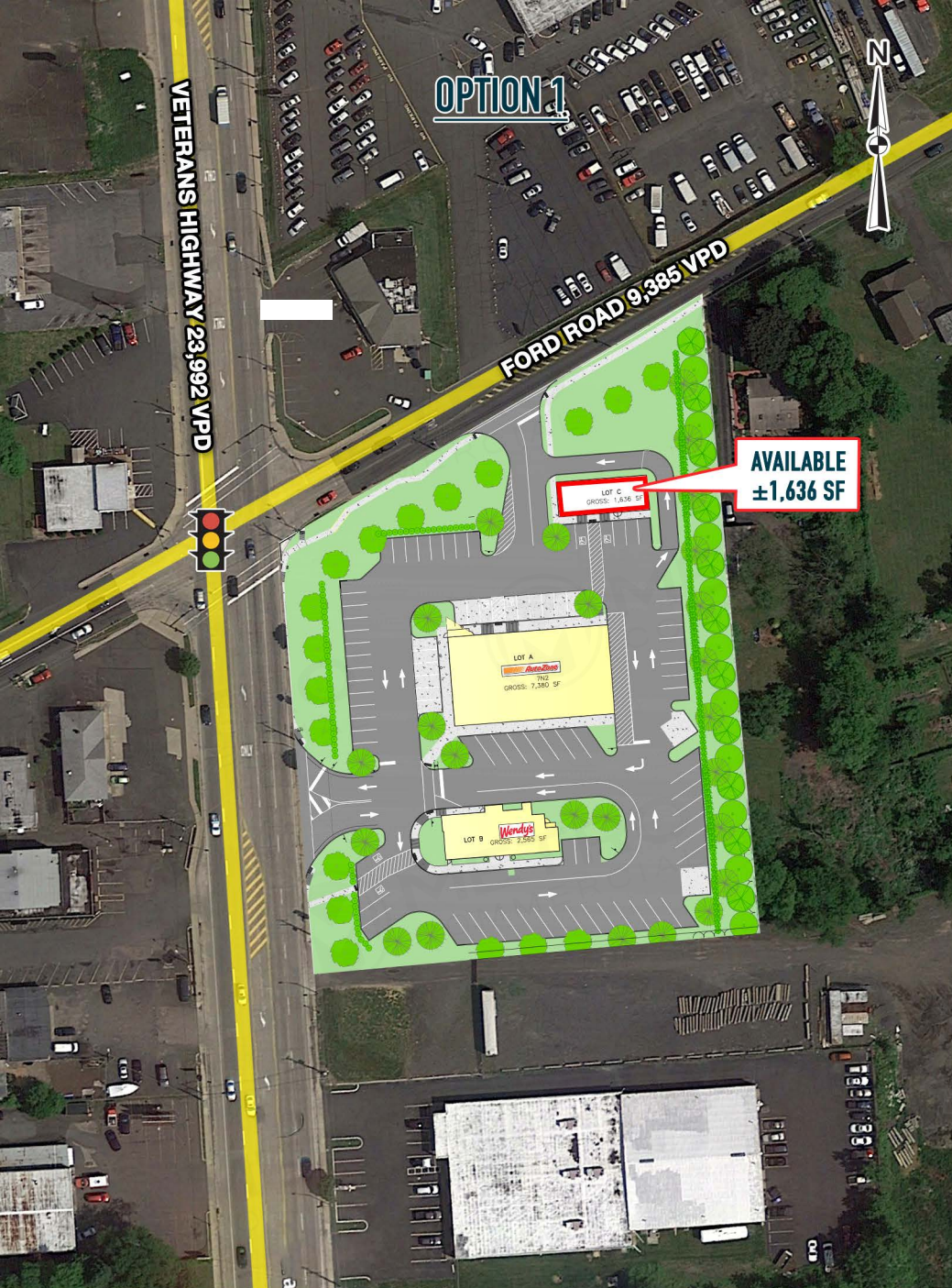


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## VETERANS HIGHWAY & FORD ROAD BRISTOL, PA





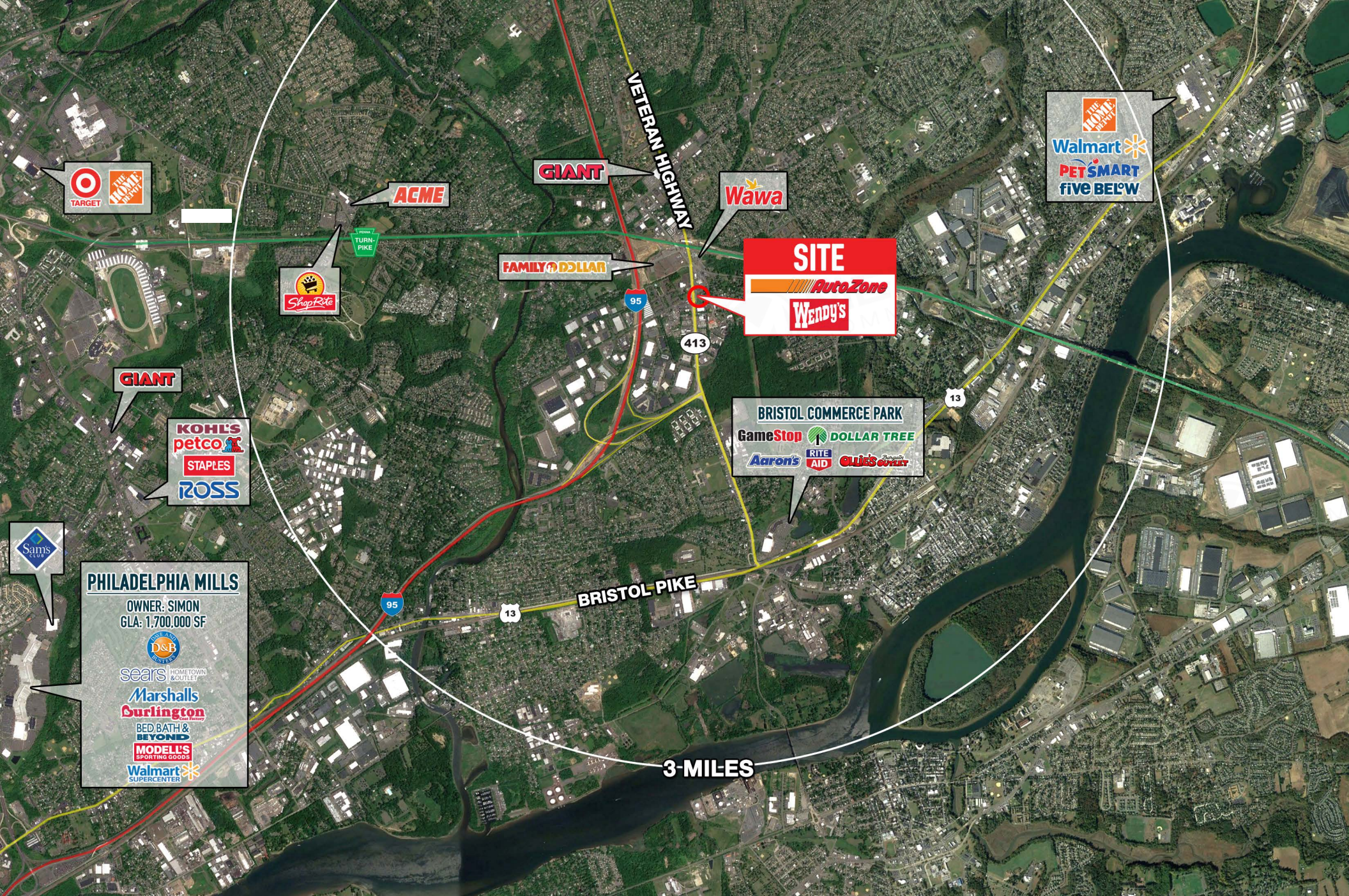


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# VETERANS HIGHWAY & FORD ROAD BRISTOL, PA







**PHILADELPHIA MILLS**  
 OWNER: SIMON  
 GLA: 1,700,000 SF

**BRISTOL COMMERCE PARK**

**SITE**

**VETERANS HIGHWAY & FORD ROAD  
 BRISTOL, PA**

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