

VETERANS HIGHWAY

1200 VETERANS HIGHWAY
BRISTOL, PA

AVAILABLE FOR LEASE
BUCKS COUNTY OFFICE CENTER

19,033 SF
Available

PROPERTY HIGHLIGHTS

- 19,033 SF Available for Lease
 - Thirty Seven (37) Rooms/Offices
 - Workshop/Assessment Rooms
 - Conference Rooms
 - EDSI
 - Storage Closets
 - Lab Space
 - Exterior Signage Available
 - Receptionist Desk
 - Paved and Lined Parking
 - Two (2) Bathroom Sets
 - 10'6" Maximum Clear
 - Zoned TC - Town Center Overlay and C - Commercial (Township of Bristol)
 - This site is located off I-95 in a bustling office center surrounded by various commercial uses running down Veterans Highway. The site is serviced by the Bristol stop for the SEPTA Regional Rail and offers easy access to Philadelphia and New Jersey.
- **ACCESSIBLE DISTANCES:**
 - Bristol Pike (Route 13) - 0.8 miles
 - I-95 - 0.9 miles
 - Bristol Stop SEPTA Regional Rail - 2.5 miles
 - PA Turnpike (I-276) - 3.7 miles
 - Burlington-Bristol Bridge 4.7 miles
 - Trenton Mercer Airport - 15.4 miles
 - Center City Philadelphia - 20 miles
 - Philadelphia International Airport - 29 miles

ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

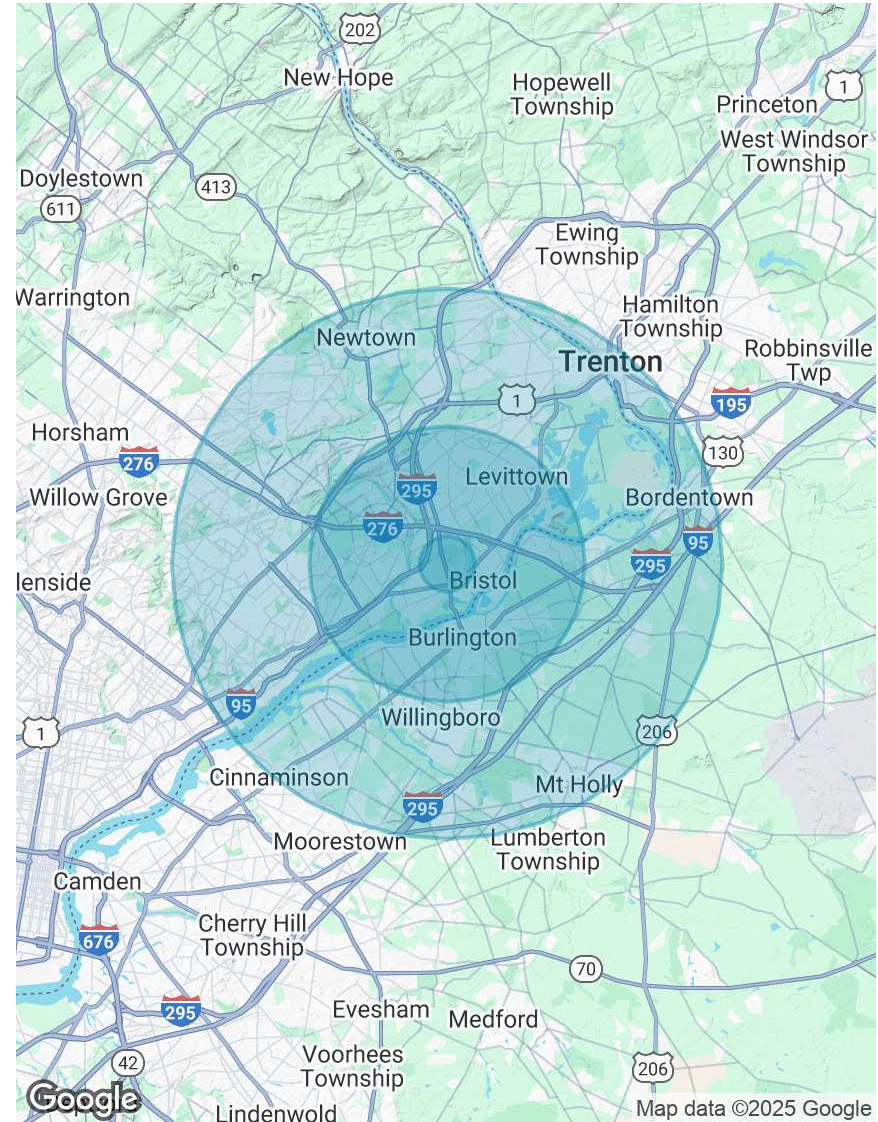
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,003	225,170	768,575
Average Age	42	42	42
Average Age (Male)	42	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,095	86,018	289,790
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$95,921	\$108,551	\$119,257
Average House Value	\$286,879	\$341,670	\$361,011

Demographics data derived from AlphaMap



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