

RETAIL - NEW CONSTRUCTION

955 PENNSYLVANIA BLVD, FEASTERVILLE-TREVOSE, BUCKS COUNTY, PA



FOR LEASE

END-CAP 2,860 SF

Join: **STRIDE**
FITNESS

PRESENTED BY:

PENN'S GRANT REALTY
Corporation

MATTHEW EISENSCHMID
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PROPERTY SPECIFICATIONS

Unit Size: 2,860± SF
Space Location: Front/Right End-Cap
Parking: 28 Spaces
Water: Public
Sewer: Public
Municipality: Lower Southampton Township
Zoning: C2 - Heavy Commercial District

PROPERTY HIGHLIGHTS

- Available For Immediate Delivery (vanilla box)
- Co-Tenancy with STRIDE Fitness
- High visibility location with prominent signage and dedicated parking
- High population density
- Traffic count of 28,000 AADT
- Shadow-anchored by Giant in an adjacent retail center with national tenants including Michaels, Mattress Firm, Hair Cuttery, Jersey Mike's, Poke Bros, Smoothie King, Starbucks, and WSFS
- Adjacent to St. Mary's Health, offering an ideal location for medical or healthcare-related uses
- Located northeast of Philadelphia in Feasterville-Trevoze, Bucks County
- Less than 10-minute drive to I-276 (PA Turnpike) and U.S. Route 1

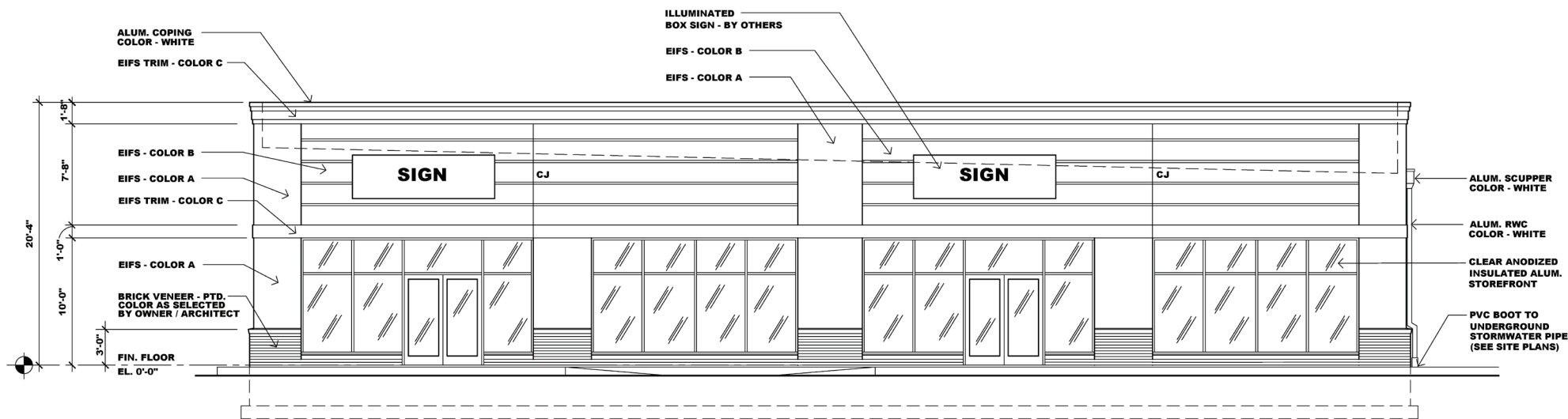


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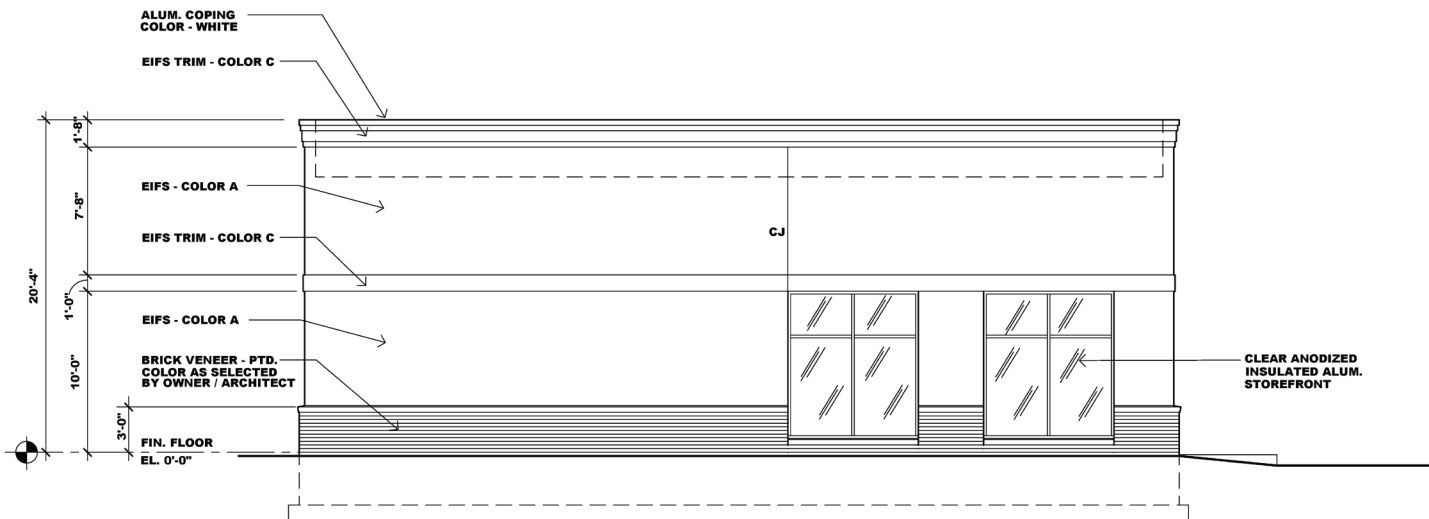


ADJACENT TO GIANT-ANCHORED SHOPPING CENTER WITH NATIONAL TENANTS



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

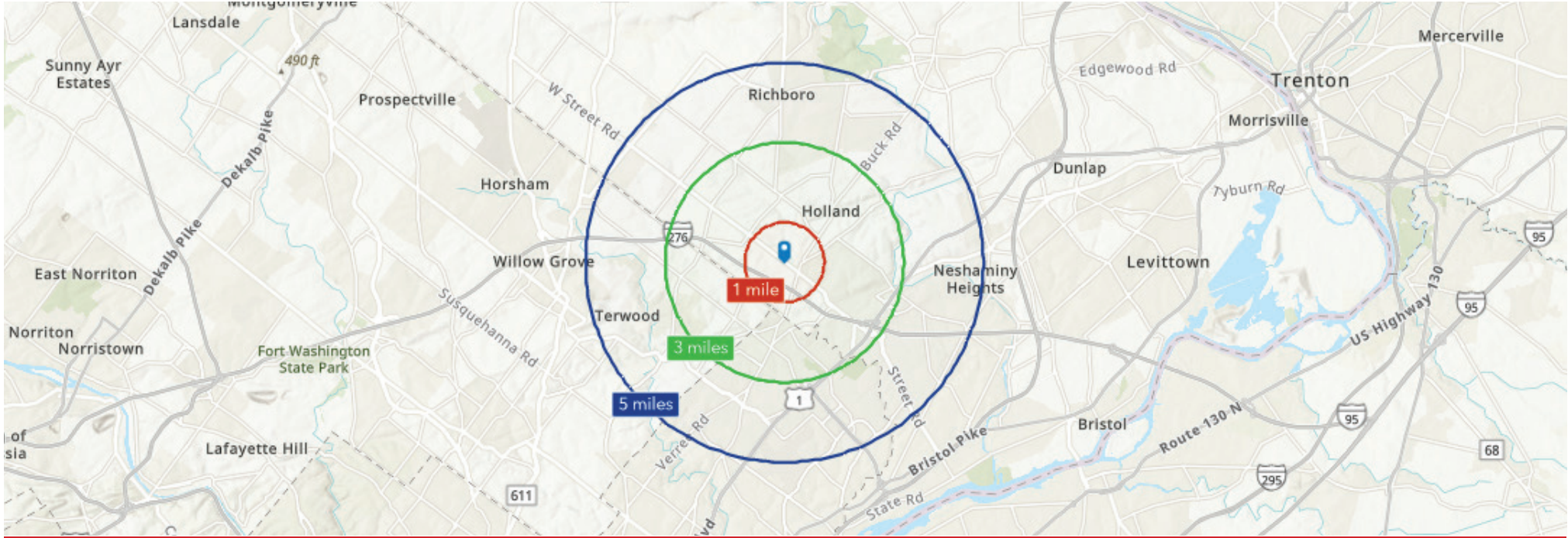




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POPULATION

	1 Mile	3 Mile	5 Mile
Total Population	7,672	70,814	155,044
Median Age	43	44	44
Female Median Age	46	45	45
Male Median Age	44	43	42

HOUSEHOLDS & INCOME

	1 Mile	3 Mile	5 Mile
Total Households	2,941	26,948	59,547
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$134,475	\$130,095	\$127,633
Average House Value	\$510,587	\$495,630	\$487,173

Source: Site to Do Business

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