

8100 ROUTE 13

Levittown, PA 19057



FOR SALE/LEASE



RETAIL



12,273 SF



PROPERTY HIGHLIGHTS

- One-story multi-purpose facility on well traveled Route 13
- 18' clear ceiling height in warehouse area
- Two (2) drive-in doors
- Daily traffic count of 21,200+ cars on Route 13
- 115' of frontage along Route 13
- Zoned Highway Commercial
- \$25,923 real estate taxes (2024)
- Located directly across the street from Levittown Town Center, home to Super Wal-Mart, Home Depot and Ross
- 1.7 miles to PA Turnpike
- 4 miles to Route 413

OFFERING SUMMARY

| | |
|-----------------|-------------|
| Sale Price: | \$1,995,000 |
| Lease Rate PSF: | \$15.00/NNN |
| Lot Size: | 0.8 Acres |
| Building Size: | 12,273 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 3,041 | 27,251 | 61,875 |
| Total Population | 7,858 | 72,021 | 162,757 |
| Average HH Income | \$104,135 | \$106,118 | \$116,242 |

FOR MORE INFORMATION

Rick Gordon

 215.801.8491

 rick.gordon@naimertz.com

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NAI Mertz



NAI Mertz | 210 E. Street Road, Suite 3B

Feasterville-Trevose, PA 19053

215-396-2900 | naimertz.com



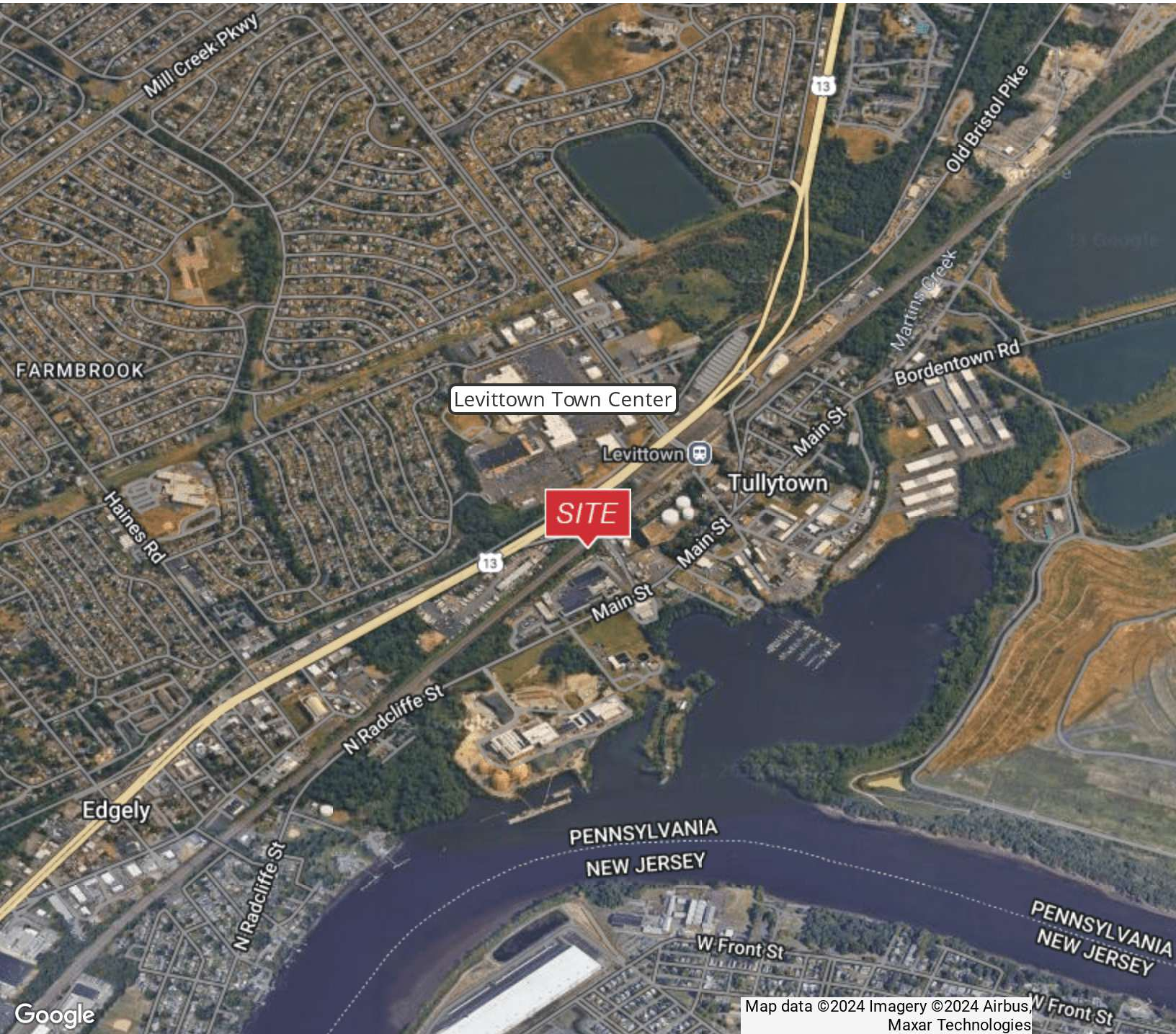
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