

FOR LEASE

GATOR CLIFTON HEIGHTS PLAZA

INVESTMENTS 713 EAST BALTIMORE AVENUE | CLIFTON HEIGHTS, PA 19018



PROPERTY OVERVIEW

- Anchored by Dollar Tree, Lidl, Icon Beauty & Burlington
- Pad Site Available, Ground Lease
- GLA of +/- 88,715 SF

LOCATION OVERVIEW

- Located just west of Philadelphia
- Intersection: E Baltimore Ave. & Burmont Rd.
- Delaware County
- Intersection Traffic Count: 22,900 AADT

www.GatorInvestments.com

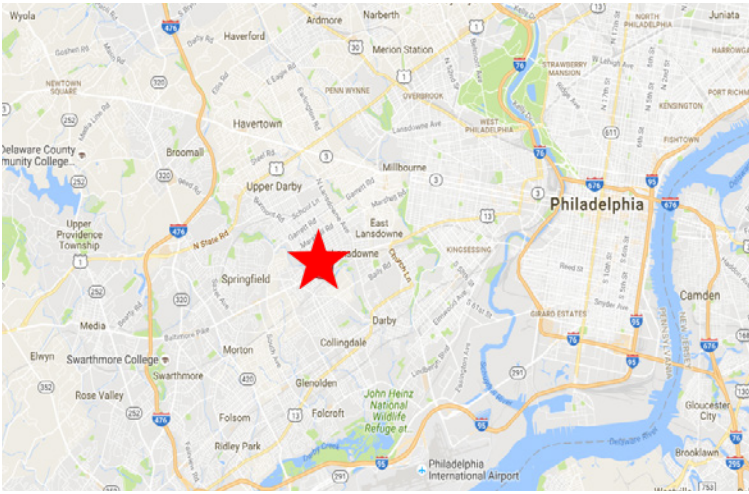
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.



DEMOGRAPHICS

• 2021

**713 EAST BALTIMORE AVENUE
CLIFTON HEIGHTS, PA 19018**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	28,991	262,934	593,456
AVG. HH INCOME	\$78,673	\$79,198	\$81,071
AVG. AGE	38	36	37



Owned and Operated By A
GATOR
Affiliated Company

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.