

FOR LEASE - New Construction RETAIL SPACE

190 W. Steet Road, Feasterville-Trevoze, Bucks County, PA

Join:
STRIDE
FITNESS

End-Cap 2,860 SF



PENN'S GRANT REALTY
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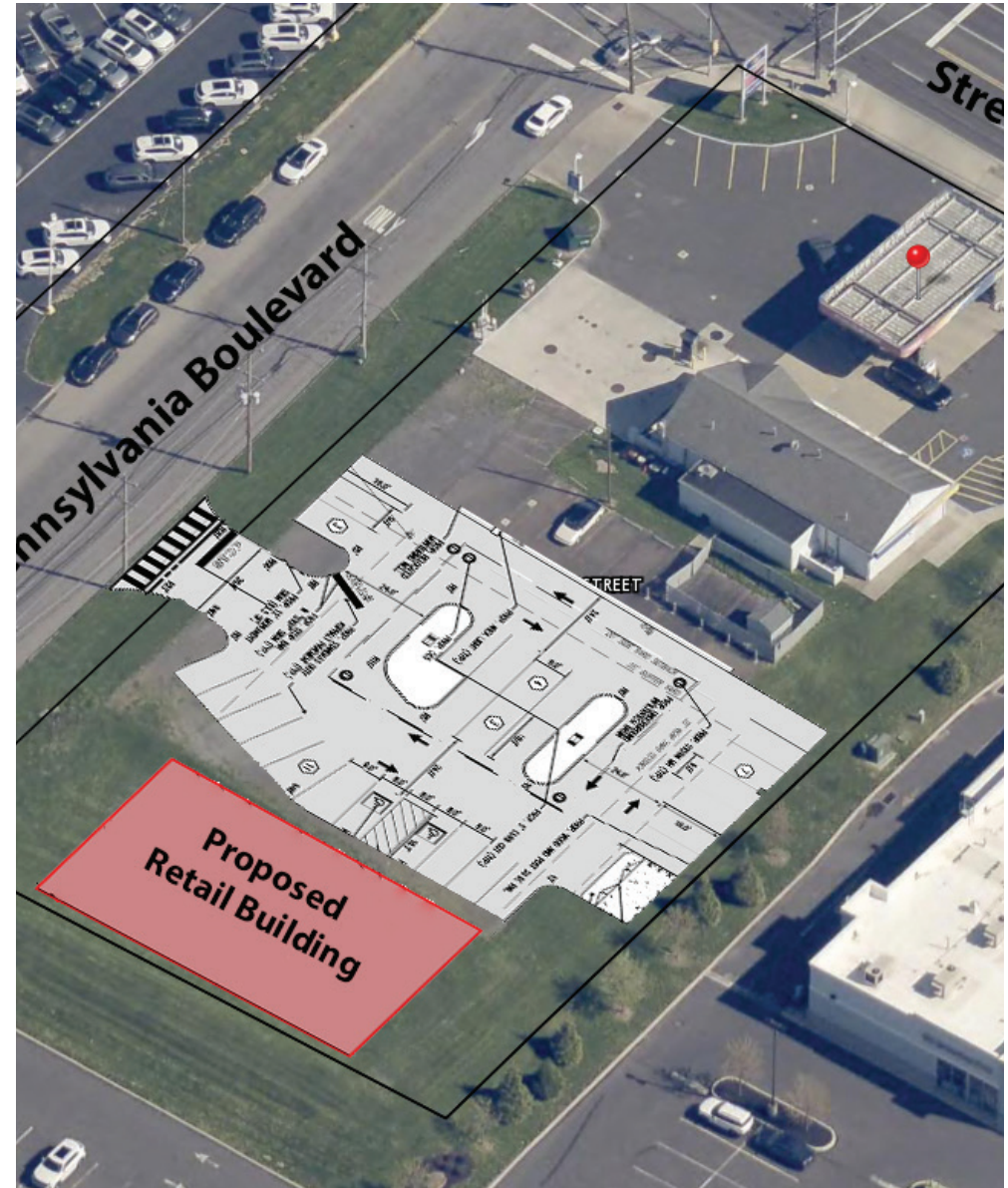
PRESENTED BY:
MATTHEW EISENSCHMID
Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA
215-489-3800 x5 • Matthew@pgrealty.com

PROPERTY HIGHLIGHTS

- **New Construction - freestanding retail building**
- **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-Trevoese, Bucks County**
- **Less than 10-minute drive to I-276 (PA Turnpike) and U.S. Route 1**

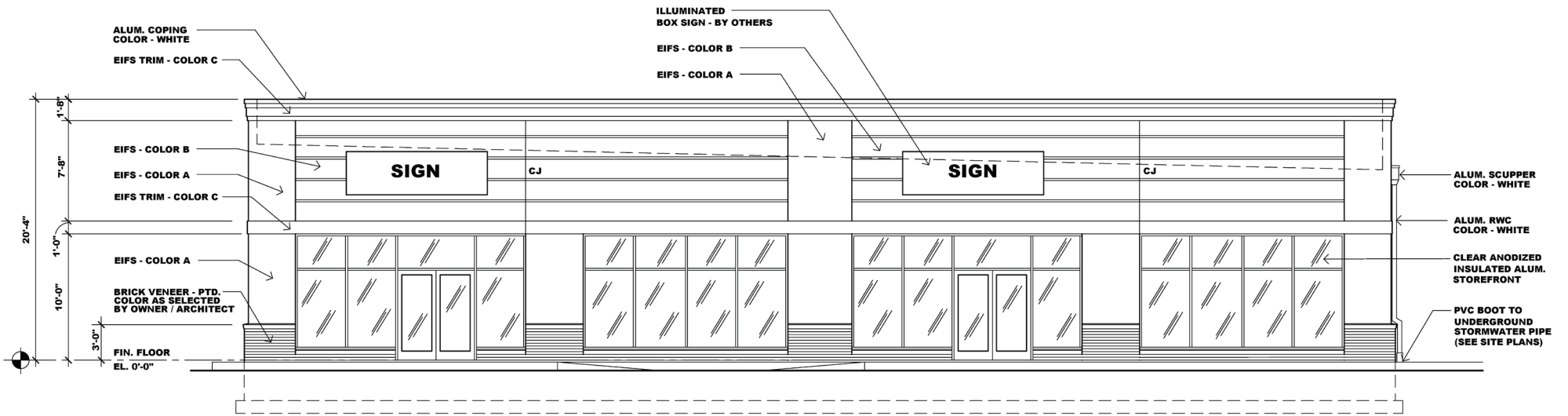
PROPERTY SPECIFICATIONS

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



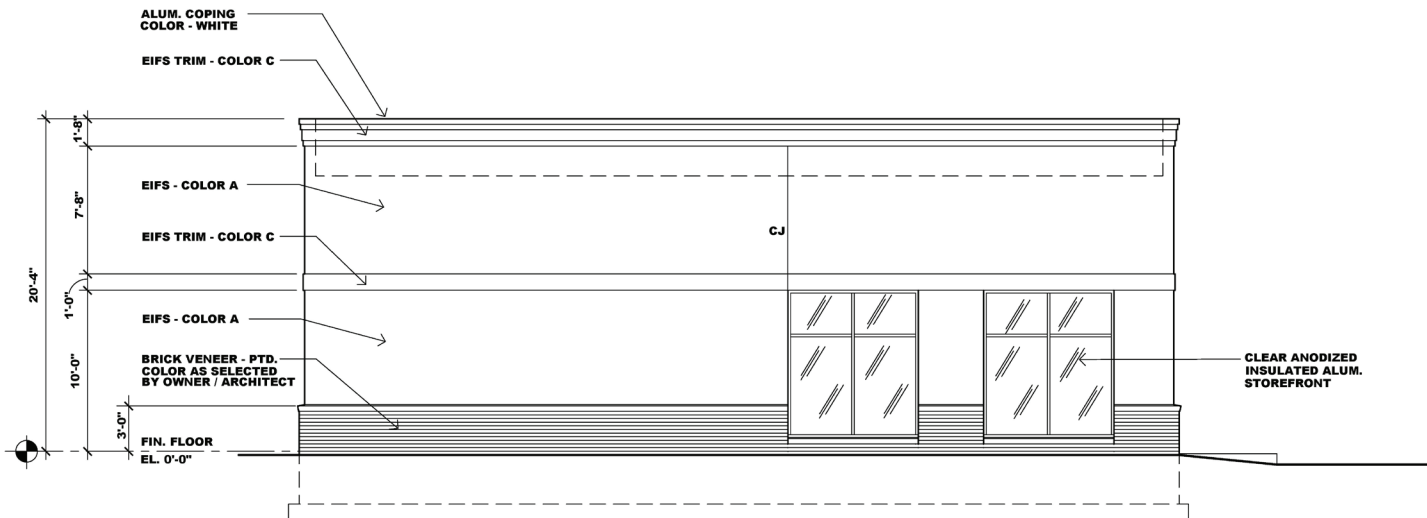


ADJACENT TO GIANT-ANCHORED SHOPPING CENTER WITH NATIONAL TENANTS



FRONT ELEVATION

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



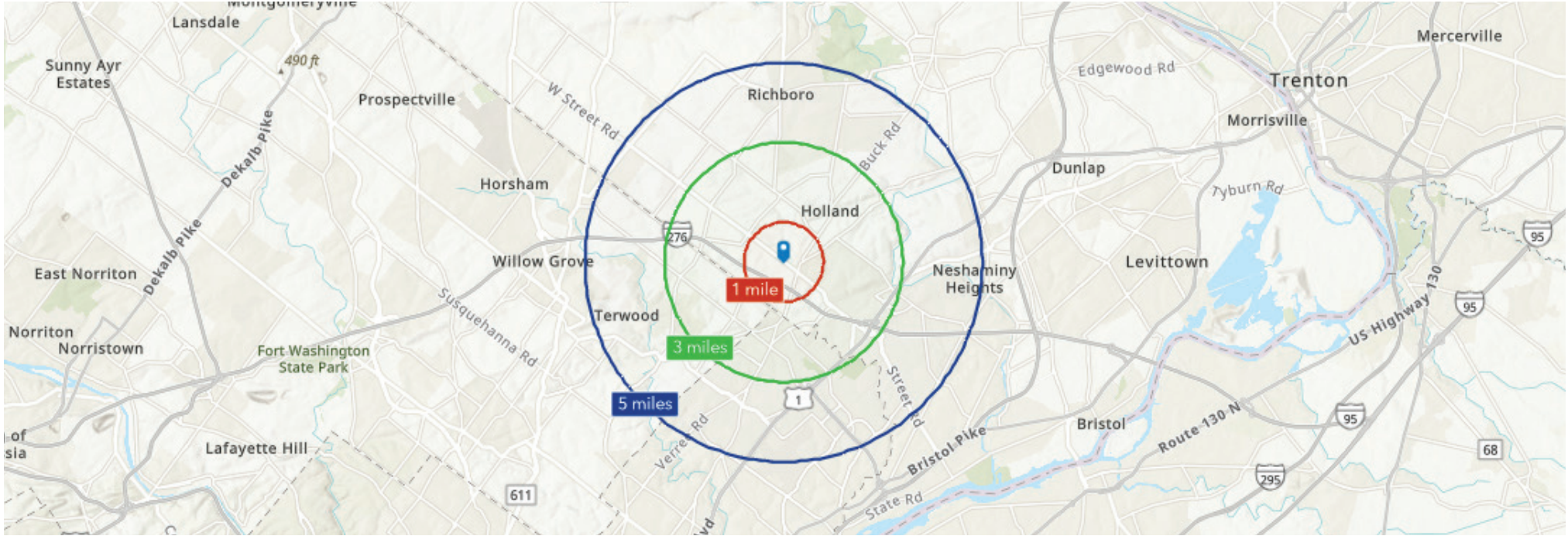
SIDE ELEVATION

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





190 W. Steet Road, Feasterville-Trevese, Bucks County, PA



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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