

PRIME CORNER AVAILABLE

90 Upper Silver Lake Road | Newtown, PA 18940

FOR LEASE

± 3,950 SF Building on 3.21 Acres

PROPERTY FEATURES

- ±3.21 Acre Bank / Office Parcel Available For Lease
- 3,950 SF Building on 3.21 acre lot
- Excellent exposure at signalized corner
- Situated at the prominent corner of Newtown -Yardley Road (13,286 ADT) and Newtown Bypass (36,313 ADT) - which serves as the main throughway to access Newtown, Yardley & I-295
- Large concentration of office surrounding site
- Surrounding retailers include Dunkin', Optimal Sport Health Clubs, Newtown Athletic Club & proposed Wegmans & CVS.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,008	47,820	123,919
MEDIAN HHI	\$135,433	\$131,749	\$115,842
DAYTIME POPULATION	6,757	49,539	126,895

FOR MORE INFORMATION:

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RETAIL MARKET AERIAL: 90 UPPER SILVER LAKE ROAD | NEWTOWN, PA



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