



**AVAILABLE
PAD SITE**

**LANGHORNE/OXFORD VALLEY,
BUCKS COUNTY, PA**

- Located on Route 1 in front of the 40,000 s.f. state of the art Valet Auto Wash
- Adjacent to Target center and across the street from Oxford Valley Mall
- A few million square feet of retail in the area.
- The owner was in for approvals for a hotel for the pad but will consider other users.
- Included with the brochure are the drawings showing the pad area along with access
- 2345 Lincoln Hwy, Langhorne, PA 19047

DEMOGRAPHICS			
	1 mile	3 miles	5 miles
Population	7,073	88,821	198,884
Households	2,915	32,739	75,102
Avg HH Income	\$86,770	\$102,513	\$107,417



Oxford Valley / Fairless Hills

KOHL'S

LA|FITNESS.
Raymour & Flanigan
FURNITURE

The Court @ Oxford Valley
Bj's WHOLESALE CLUB
DICK'S Sporting Goods
JO-ANN
OfficeMax
ULTA
BARNES & NOBLE
ASHLEY FURNITURE HomeStore
ROSS
PETSMART
B4 LUMBER

Bj's
WHOLESALE CLUB
Gas

Lincoln Plaza
Raymour & Flanigan FURNITURE
TJ-maxx
HomeGoods
Michaels
FIVE GUYS
MEN'S WEARHOUSE
Chick-fil-A
DSW
rack
HOME SENSE
CHILI POTTE

amc

Shoppes at Flowers Mill
GIANT
Talbots
Orangetheory

Woodbourne Square
SUBWAY
The Exchange
AmeriKick
Cosmo Prof
Flowers By David
Lizhi Health Spa

Oxford Valley Mall
JCPenney
sears
macy's

Proposed Pad

26,757 adt

Red Lobster

Olive Garden

Burlington
GAME

Wawa

**VALET
AUTO WASH**

Target
STAPLES
Guitar Center

Ruby Tuesday

LOWE'S

BOB'S
FURNITURE

Langhorne Square SC
Marshalls
Redner's
DOLLAR TREE
Panera
GOODYEAR
PET SUPPLIES PLUS
SALLY
Hair cuttery
planet fitness
CHUCK E CHEESE'S

Fairless Hills SC
GIANT
Party City
SALLY
Radio Shack
FAMOUS footwear
GameStop
FASHION BUG
Payless

Queen Anne Plaza
ShopRite
CVS pharmacy
PET VALU
SUBWAY

sears
HARDWARE
AutoZone

PROPOSED C-STORE/GAS PAD LOCATION

