



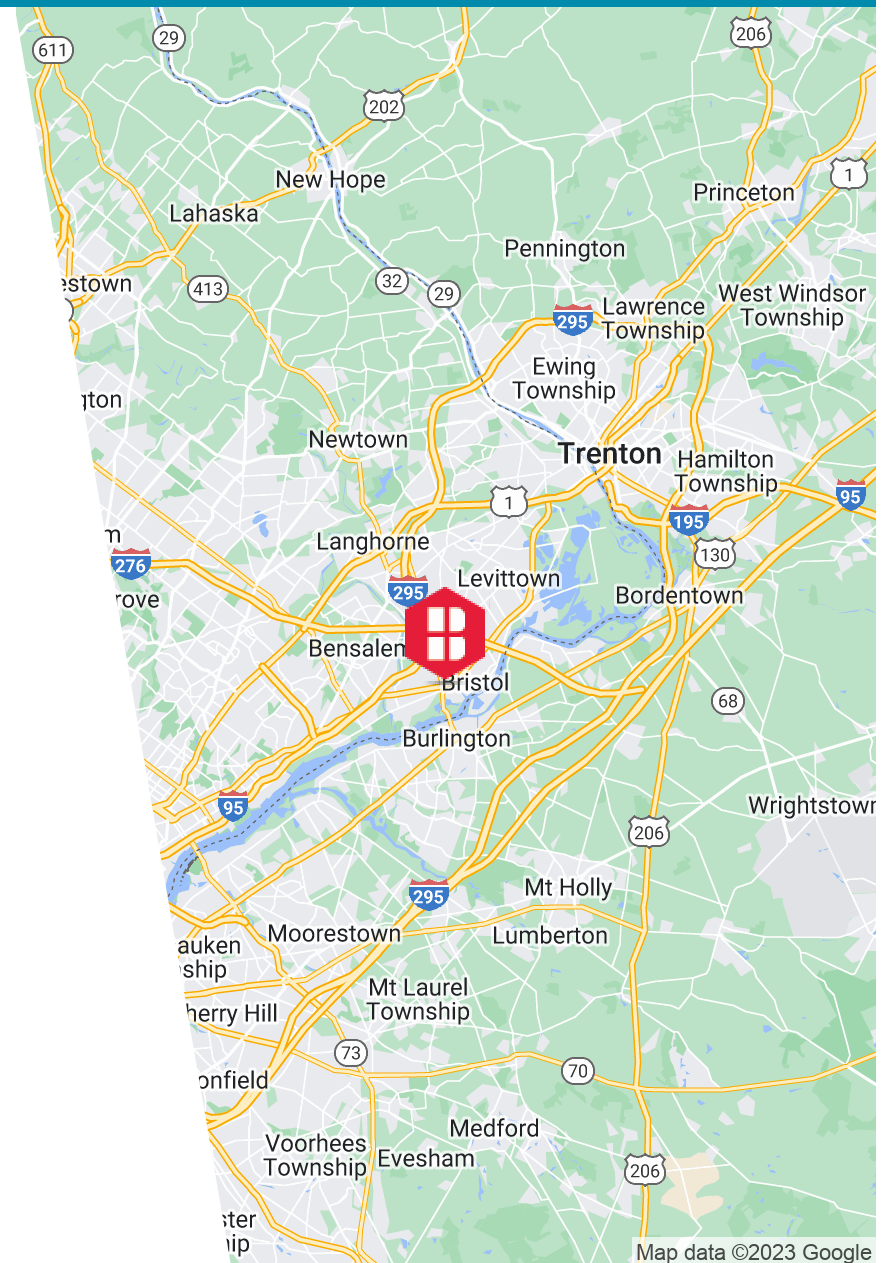
ROUTE 413
BRISTOL, PA

AVAILABLE FOR LEASE
LAND

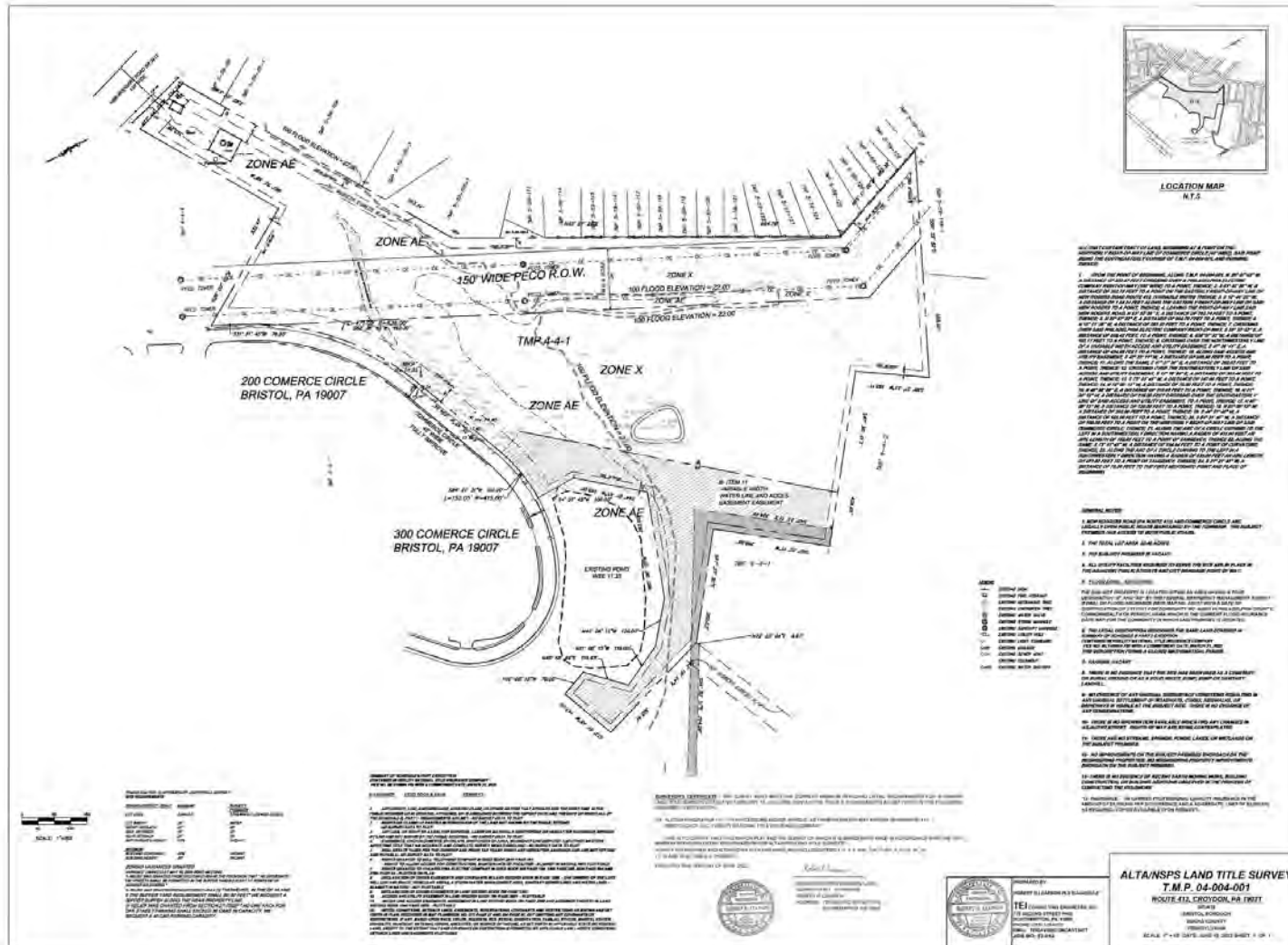
23.39 Acres

PROPERTY HIGHLIGHTS

- Direct egress/ingress on Rt 413 (Veterans Hwy)
- Water service on-site
- Zoning II – Intermediate Industrial – Bristol Borough
- Permitted Uses: Warehouse, Industrial Park, Flex Space, Light Manufacturing, Building Materials (Supplies/Sales/Service) Contractor Offices and Shops, Repair Shop, Sheet Metal Fabrication, Wholesale Trade, Outdoor Storage or Display etc.
- Taxes - \$38,984.26 (Estimated 2023)
- Strategically located near the intersection of Routes 13 & 413 the property offers convenient access to Interstate I-95 and bridges to New Jersey



FLOOR PLANS



DEMOGRAPHICS MAP & REPORT

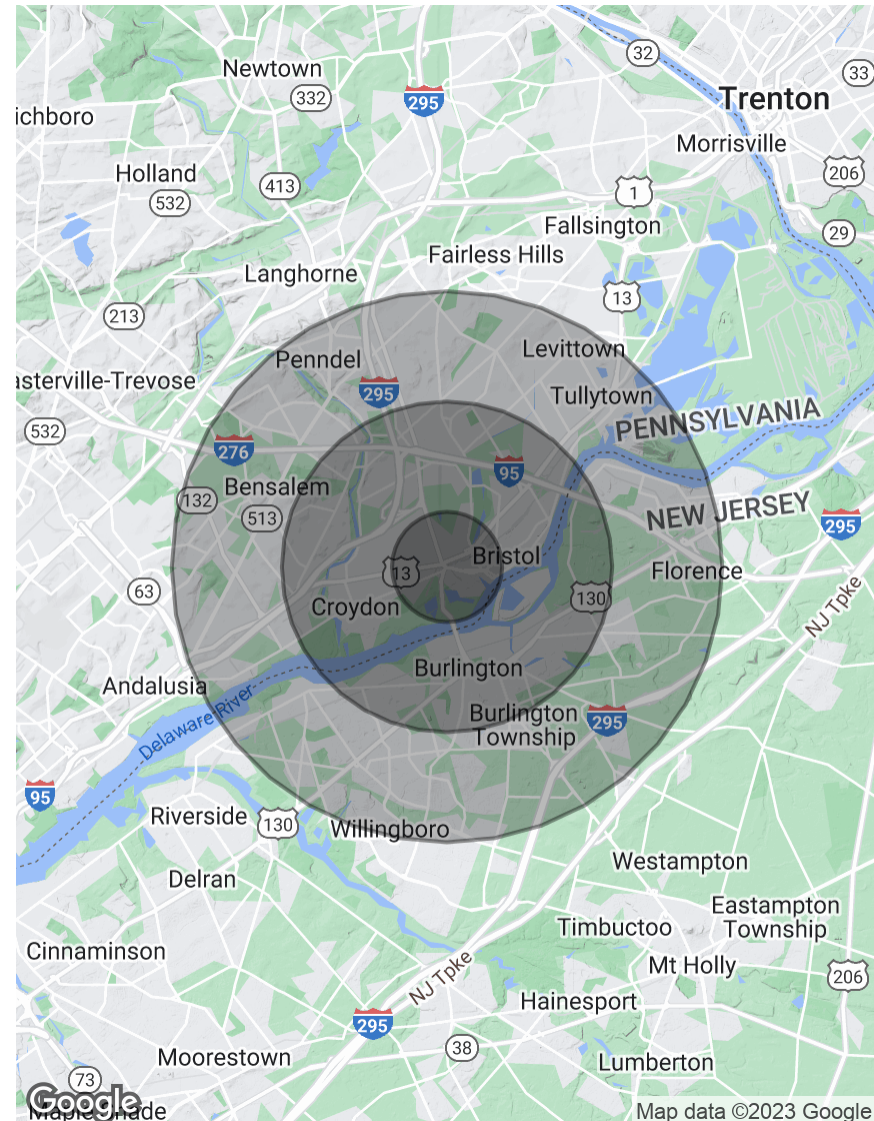
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,403	79,868	229,340
Average Age	38.2	38.7	38.6
Average Age (Male)	37.1	37.7	37.6
Average Age (Female)	39.2	39.3	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,702	30,953	85,572
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$56,948	\$62,394	\$70,105
Average House Value	\$216,913	\$246,312	\$260,856

* Demographic data derived from 2020 ACS - US Census



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