

163-169 LINCOLN HIGHWAY

Fairless Hills, Bucks County, PA 19030

 FOR LEASE

 HIGHLY VISIBLE RETAIL

 1,500+/- SF



PROPERTY DESCRIPTION

Retail, warehouse/storage opportunity with excellent visibility on Lincoln Highway. Professional office space is permitted as well.

PROPERTY HIGHLIGHTS

- Building Size: 19,447± SF
- Available: 1,500+/- SF of retail space
- Lot Size: Situated on 1.17± acres
- Zoning: HC, Highway Commercial District
- Permitted uses include: restaurants, banks, bakery, retail sale of furnishings & appliances, convenience shops, drug store, gift shop, hardware store, clothing store, professional offices including medical, dental, realty, insurance, legal offices, accounting, and beauty sales and others
- Parking: 36± spots

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,360	29,282	79,650
Total Population	7,740	81,668	220,406
Average HH Income	\$80,824	\$86,206	\$88,940

LOCATION DESCRIPTION

- Located on heavily traveled Lincoln Highway
- Close to shopping, restaurants, banks, hotels, the Oxford Valley Mall and Sesame Place via Business Route 1 / Lincoln Highway, and Jefferson Hospital - Bucks County
- 0.5± miles from Oxford Valley Mall and Aria Health-Bucks County
- 1.2± miles to US Route 1
- 3.2± miles to I-95 Interchange 5

FOR MORE INFORMATION

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NAI Mertz

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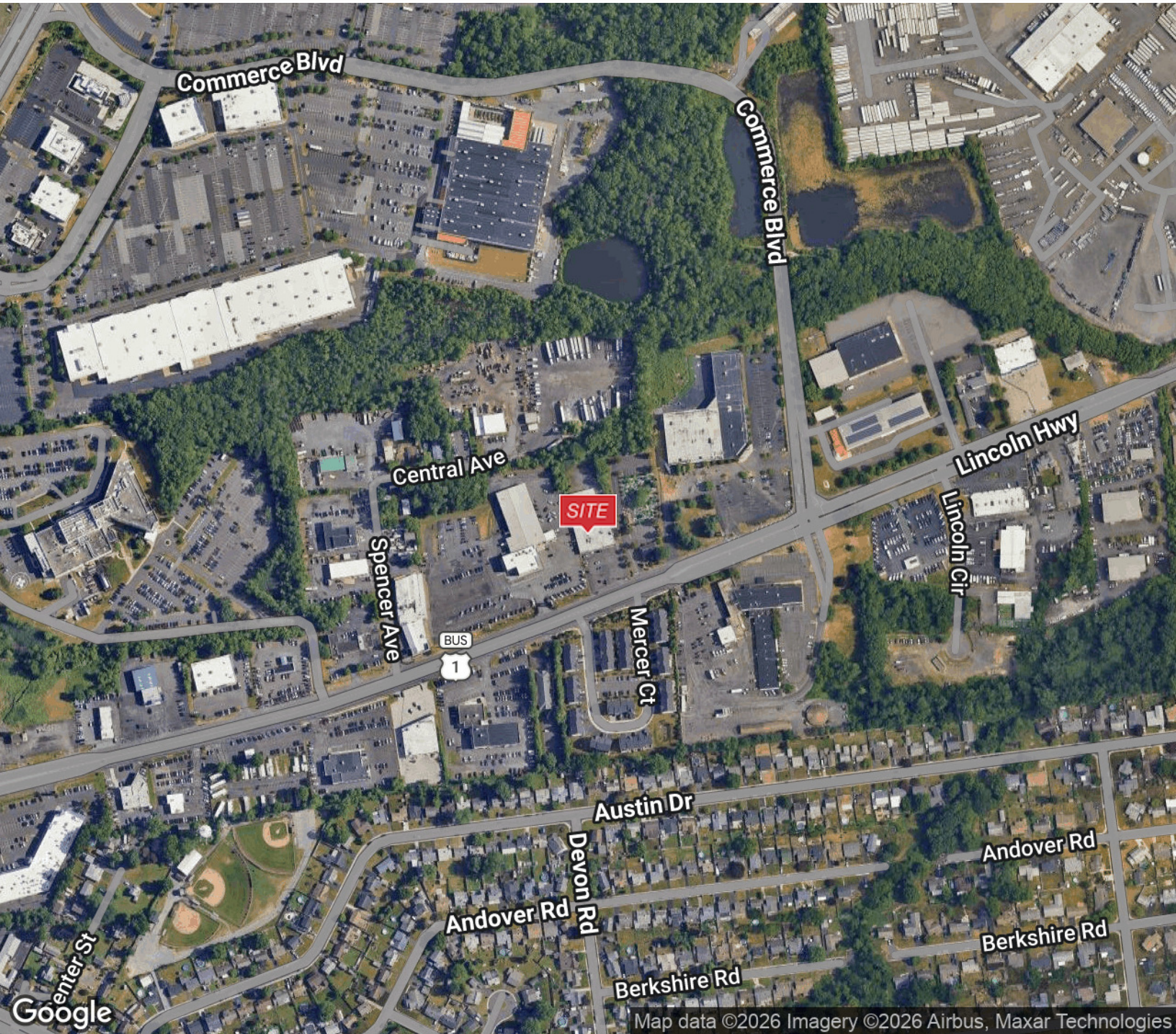
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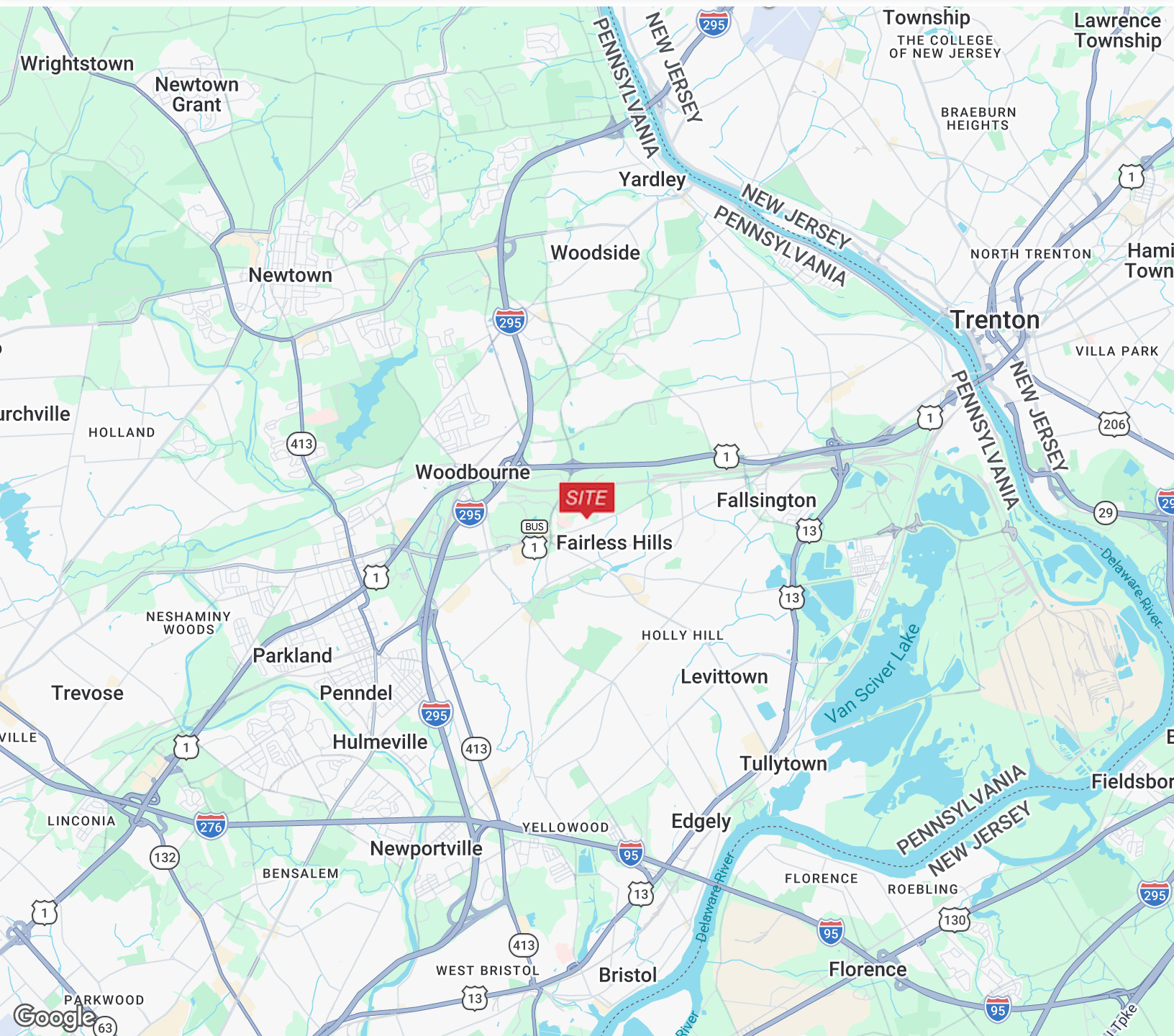
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