

TOWN CENTER AT NEW BRITAIN

NEW BRITAIN, PA

436 TOWN CENTER

±443 SF - 3,143 SF AVAILABLE FOR LEASE; GLA: ±124,262 SF

JOIN

GIANT ACE

AutoZone **DOLLAR TREE**

CHASE

AVAILABILITY IN GROCERY-ANCHORED CENTER



get in touch.

JOE DOUGHERTY

Office 610.260.2670
Direct 610.580.7663
jdougherty@metrocommercial.com

VALERIE BARGER

Office 610.260.2661
Direct 610.306.6488
vbarger@metrocommercial.com

LUC CHAMPAGNE

Office 610.260.2671
Direct 860.833.1070
lchampagne@metrocommercial.com



MARKET AERIAL

3 MILES

SITE
TOWN CENTER OF NEW BRITAIN
GIANT
AutoZone
DOLLAR TREE
ACE
CHASE

CROSS KEYS PLACE
GIANT
HomeGoods
Marshalls
CVS pharmacy

MERCER SQUARE
weis
ATI
Panera
verizon

Doylestown Health
 239 BEDS
 >435 PHYSICIANS

DOYLESTOWN SHOPPING CENTER
ACME
Staples
planet fitness
PET SUPPLIES PLUS

HILLTOWN CROSSINGS
Walmart Supercenter
Burlington
 FINE WINE & GOOD SPIRITS
PLATO'S CLOSET
DOLLAR TREE

DUNKIN'

Copart

DELAWARE VALLEY UNIVERSITY
 2,168 STUDENTS

the Y

Doylestown Country Club

CVS pharmacy

REGAL

NEW BRITAIN VILLAGE SQUARE
GIANT
 FINE WINE & GOOD SPIRITS
CONCORD

CENTRAL BUCKS SOUTH HIGH SCHOOL

DOYLESTOWN POINTE
GIANT
Orangetheory
PET SUPPLIES PLUS

BARN PLAZA
KOHL'S
WHOLE FOODS (COMING SOON)
CLUB PILATES
pure barre

MBIT
 MIDDLE BUCKS INSTITUTE OF TECHNOLOGY

PORSCHE

Norman's Walgreens
McDonald's

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

TOWN CENTER AT NEW BRITAIN
NEW BRITAIN, PA
 436 TOWN CENTER



www.metrocommercial.com

SITUATED IN AFFLUENT AREA OF BUCKS COUNTY



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

TOWN CENTER AT NEW BRITAIN
NEW BRITAIN, PA
436 TOWN CENTER



www.metrocommercial.com

SITE PLAN



AVAILABILITY	
SPACE	SIZE
7	3,005 SF (30' x 100')
13	443 SF (OFFICE SPACE)
27	3,143 SF (38'8" x 79'7")



PA STATE-ROUTE 202 / W BUTLER AVE 12,921 VPD

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

TOWN CENTER AT NEW BRITAIN
NEW BRITAIN, PA
 436 TOWN CENTER



www.metrocommercial.com

NEW GIANT EXTERIOR RENOVATION!



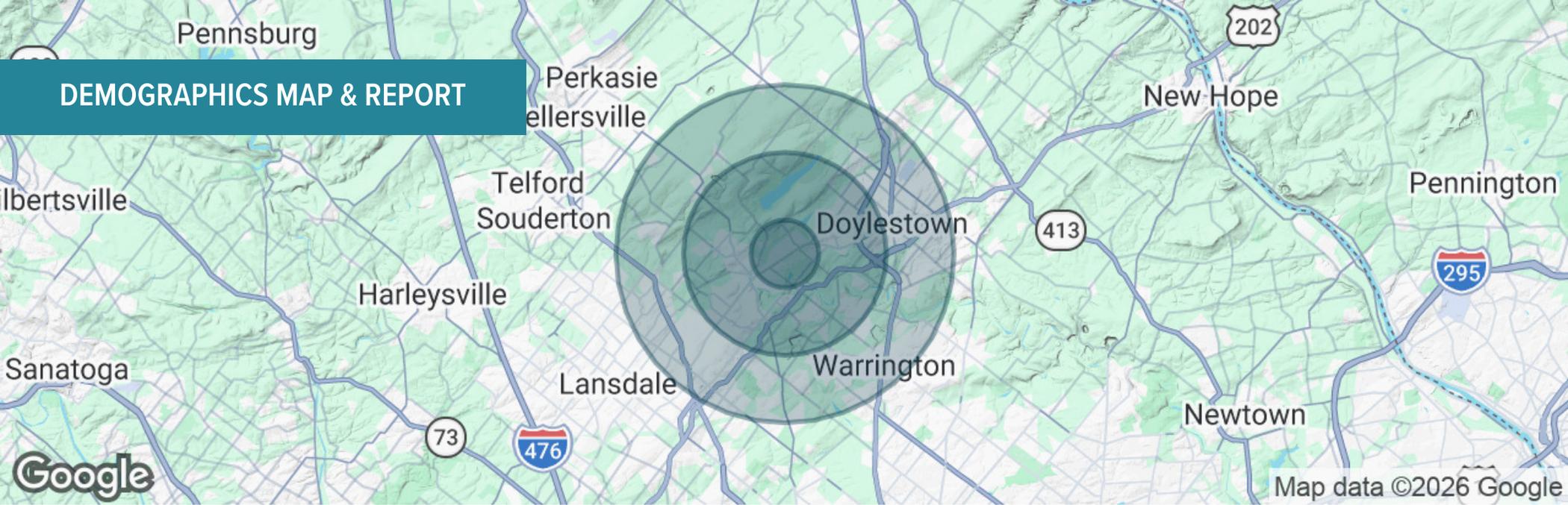
The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

TOWN CENTER AT NEW BRITAIN
NEW BRITAIN, PA
436 TOWN CENTER



www.metrocommercial.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,939	33,678	96,114
Average Age	44	43	44
Average Age (Male)	43	42	42
Average Age (Female)	45	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,824	12,326	35,482
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$170,908	\$174,151	\$171,400
Average House Value	\$526,020	\$551,409	\$572,529

Demographics data derived from AlphaMap

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

TOWN CENTER AT NEW BRITAIN
NEW BRITAIN, PA
 436 TOWN CENTER



www.metrocommercial.com