

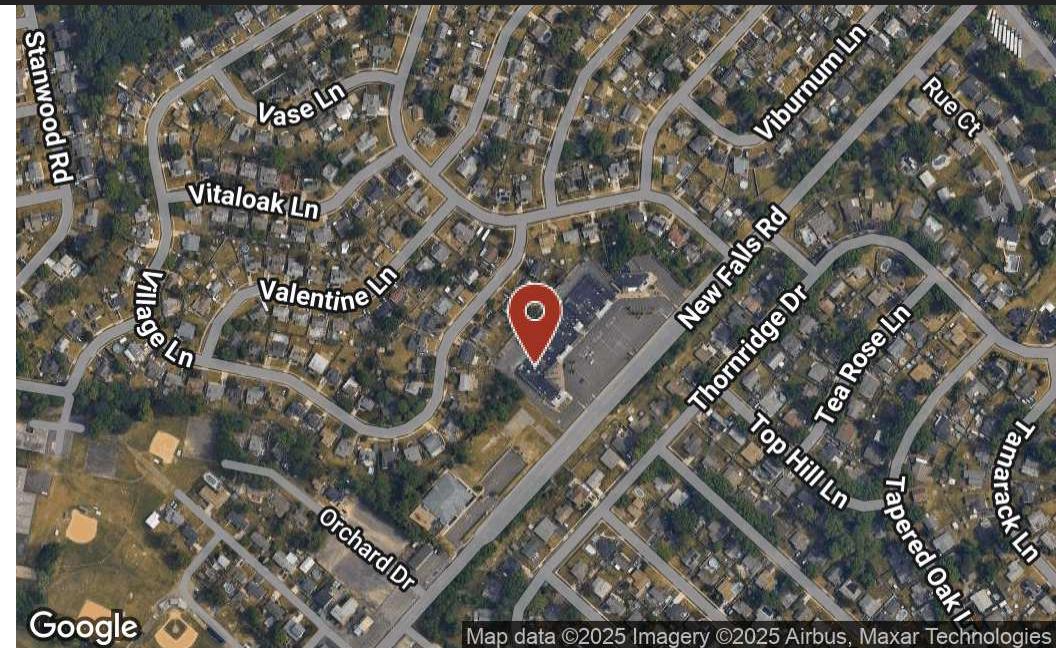


PROPERTY DESCRIPTION

Welcome to an exceptional leasing opportunity at 8919 New Falls Rd, Levittown, PA, 19054. This prime retail location offers 2,210-8,544 square feet of versatile space, perfectly suited for growing or expanding businesses. With its central Lower Bucks County location, the property enjoys high visibility within a bustling neighborhood center, making it an ideal choice for retailers looking to elevate their presence. Conveniently situated near major routes such as Rt 13, Rt 1, and I-95, this property provides unparalleled access for customers and employees. Don't miss the chance to secure this outstanding commercial space for your business's future growth and success.

PROPERTY HIGHLIGHTS

- 2210-8544 SF available
- Central Lower Bucks County Location
- High Traffic/Visibility Neighborhood Center
- Exceptional Retail location for growing or expanding businesses
- Close to Rt 13, Rt 1, and I-95



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OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	2,210 - 8,544 SF
Building Size:	45,546 SF

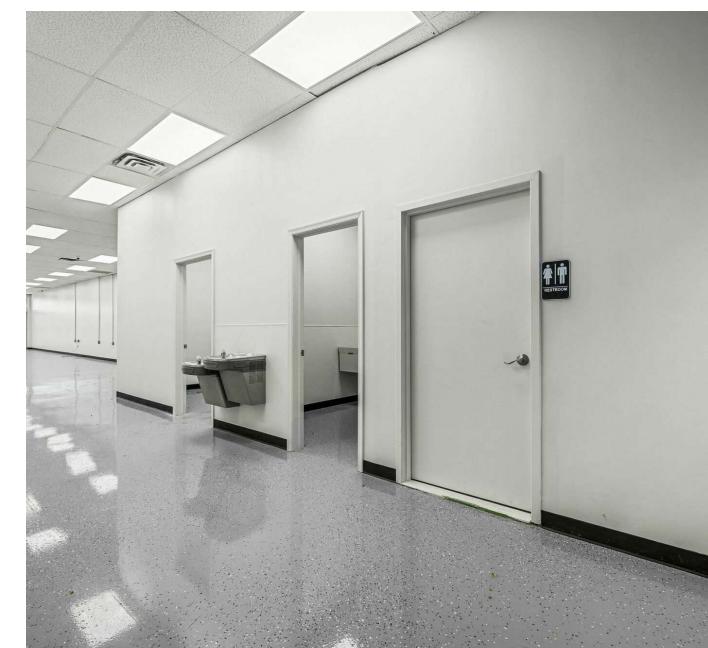
SPACES	LEASE RATE	SPACE SIZE
Suite 8A	\$9.00 SF/yr	2,210 SF
Suite 8	\$9.00 SF/yr	6,334 SF

Presented By

Glenn Gaines
215.995.0191 x102
glenn@suburbancitygroup.com

<https://suburbancitygroup.com>
2031 N Broad St., Ste 135
Lansdale, PA 19446
215.995.0191

 **suburban city**
COMMERCIAL



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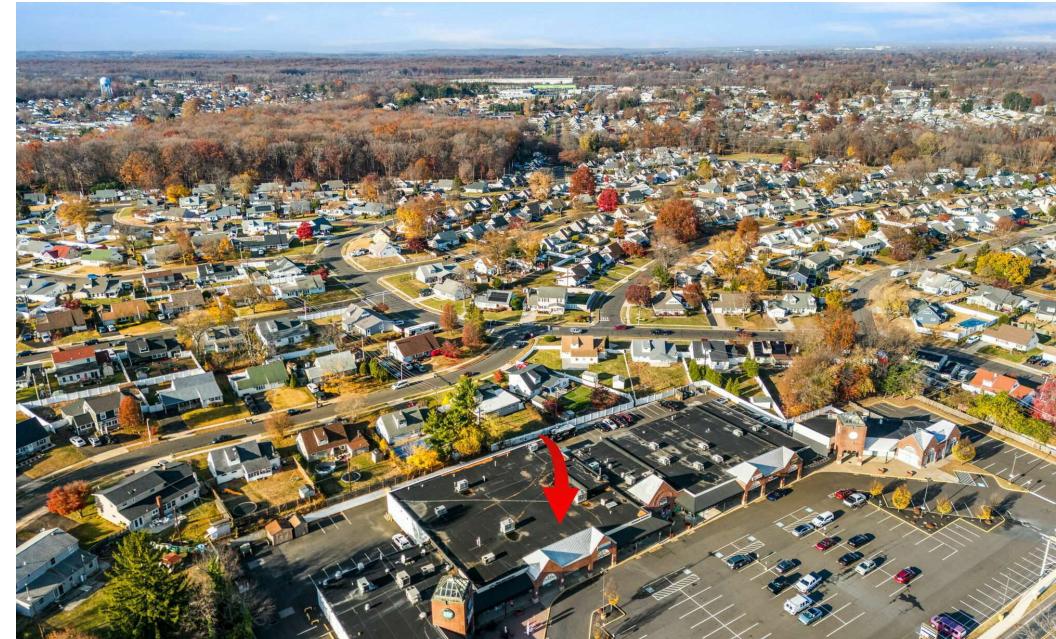
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8919 New Falls Rd

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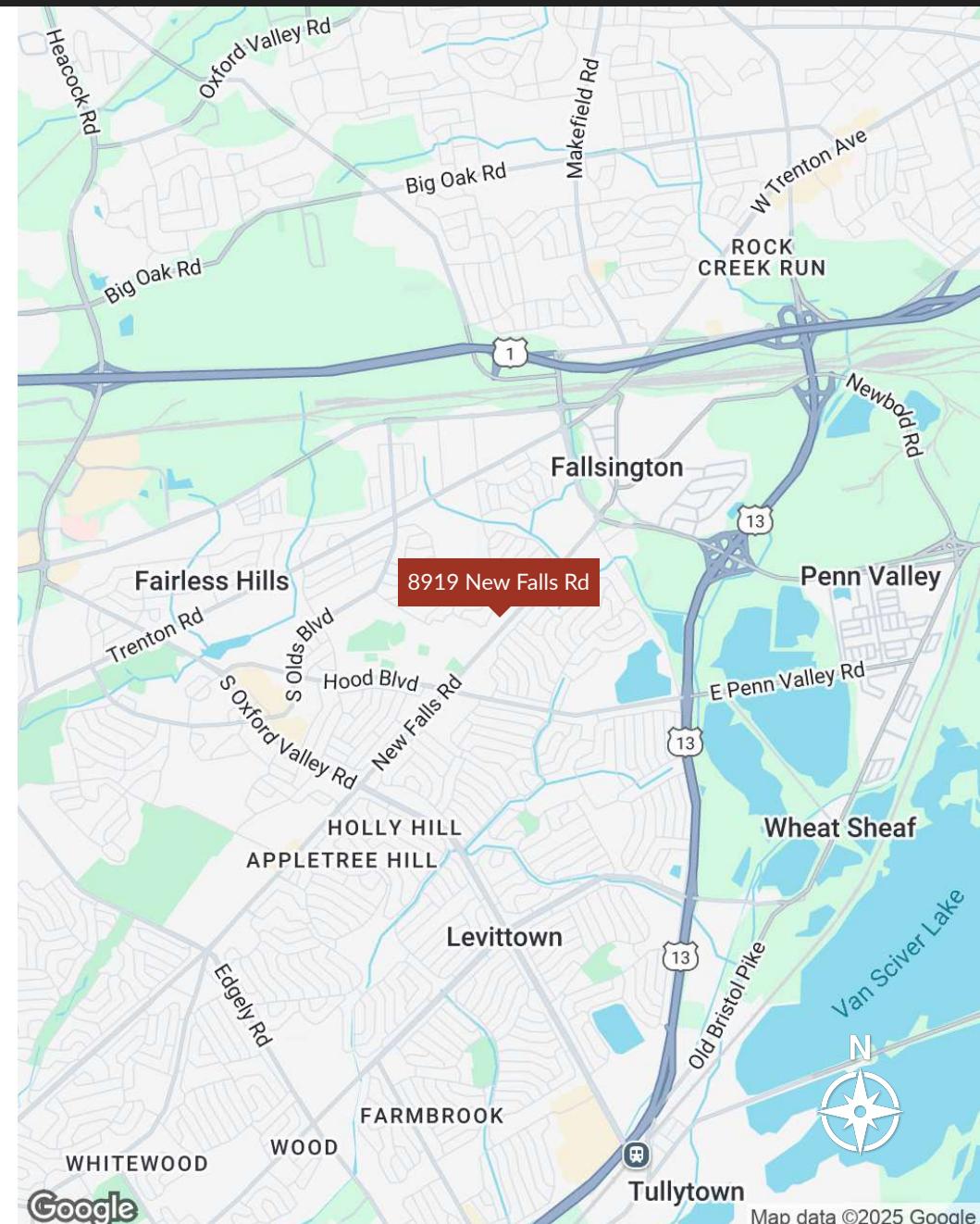
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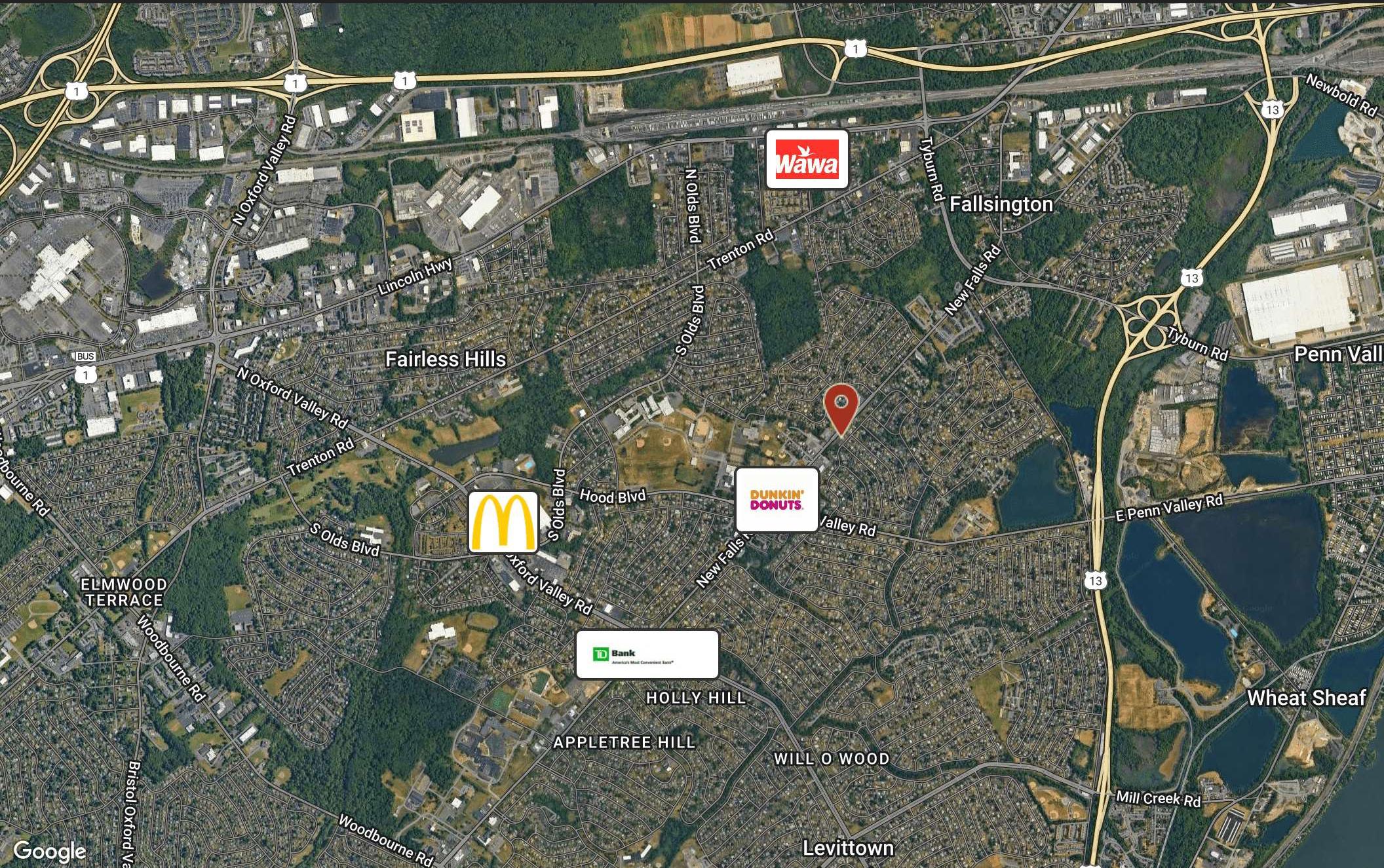


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,446	4,410	13,730
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	537	1,676	5,099
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$111,727	\$108,743	\$111,767
Average House Value	\$347,955	\$337,356	\$343,973

Demographics data derived from AlphaMap

