

# 100 Central Avenue

100 Central Avenue  
Fairless Hills, PA 19030

## Call for Pricing Guidance

### Property Information

- + Ideal for building trades, transportation with an outside storage requirement
- + Fully renovated office and high bay garages for fleet maintenance and repairs
- + Easy access to Route 1 and minutes to Route 295, Route 95 and the PA Turnpike
- + Zoned HC - Highway Commercial, providing a variety of commercial uses
- + Ideal single tenant location with access points allowing for a possible multi-unit scenario



### Contact Us

#### Patrick McCabe III

First Vice President

+1 484 567 3344 | C +1 484 557 0394

patrick.mccabe@cbre.com

Licensed: PA

Licensed Salesperson: NJ

#### CBRE, Inc.

555 E. Lancaster Ave

Suite 120

Radnor, PA 19087

+1 610 834 8000

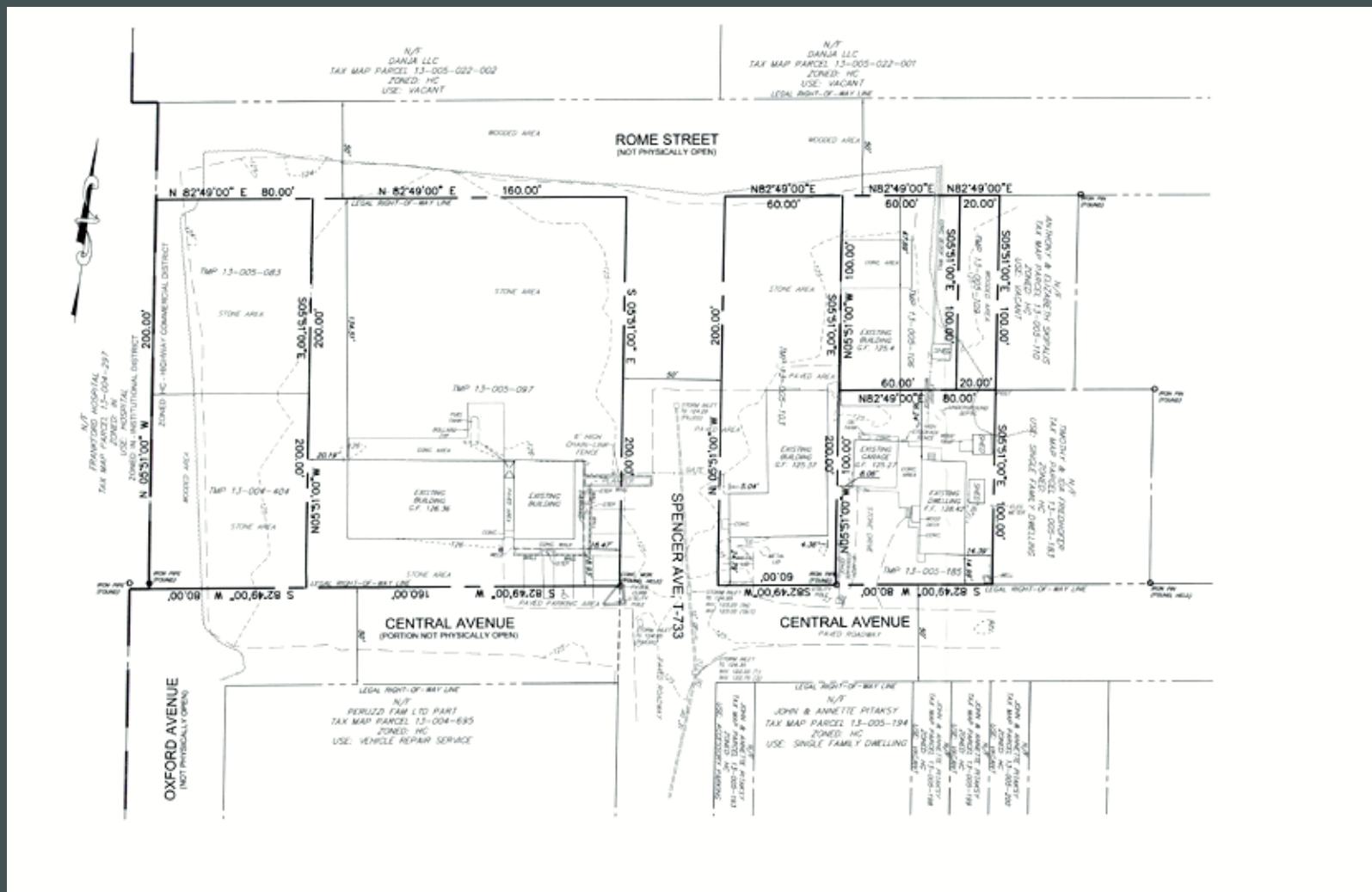
Licensed Real Estate Broker

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## For Sale or Lease

# Site Plan

Office	+/- 1,200 SF
Repair/Maintenance Buildings	+/- 7,800 SF
Outside Storage Area	+/- 73,125 SF



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## Photos



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## Site Aerial



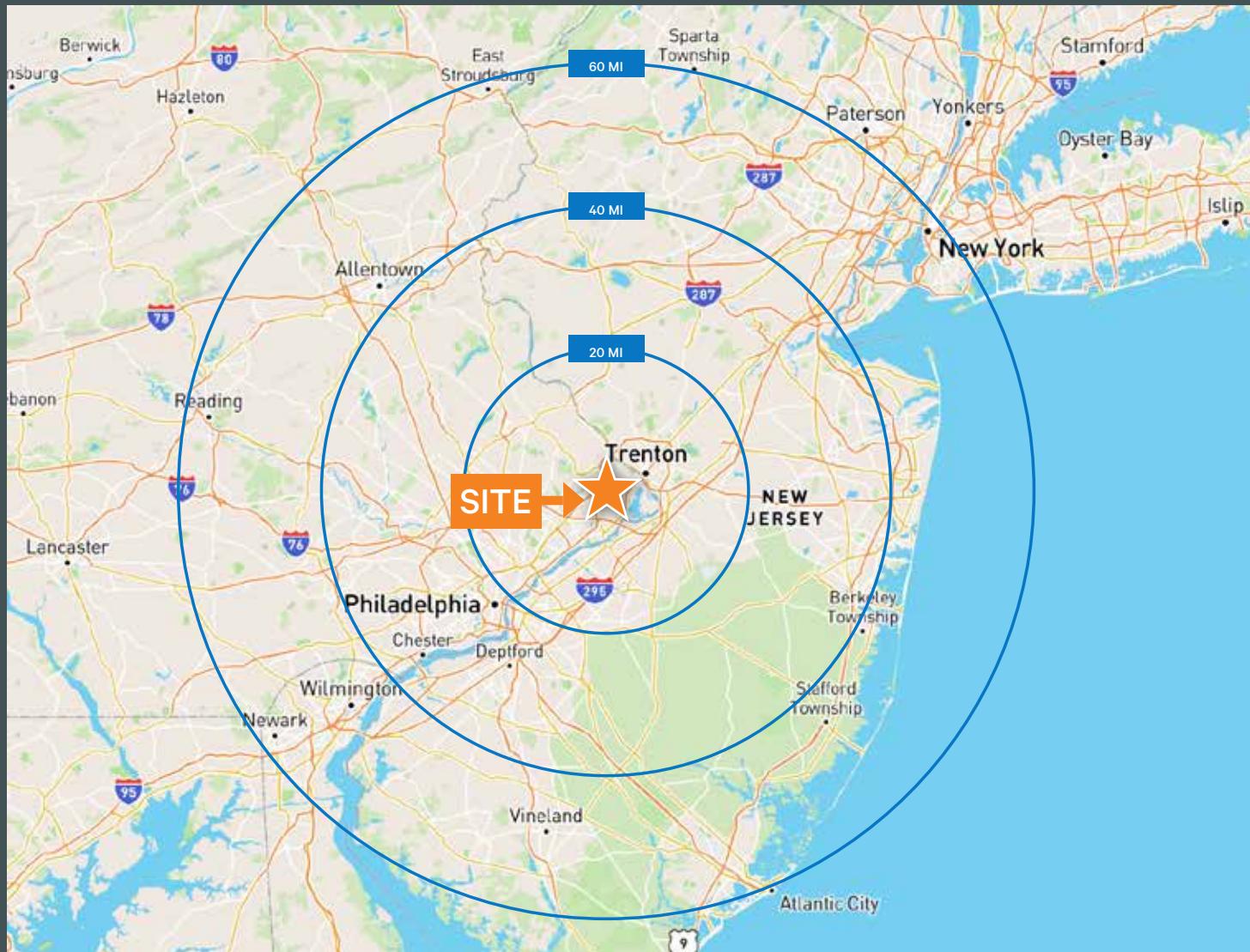
**CBRE**

## Market Aerial



2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,116	90,049	14,077
Average Household Income	\$120,666	\$132,778	\$138,092
Median Household Income	\$141,108	\$150,709	\$156,568
Daytime Population	14,077	84,516	179,522

## Regional Map



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