

FORMER RITE AID & FULTON BANK

# WARMINSTER, PA

599 - 603 YORK RD

±14,644 SF ON ±2.07 ACRES & 1,436 SF WITH DRIVE THRU FOR LEASE

PHILADELPHIA MSA

NEARBY RETAILERS



planet fitness



GIANT

AVAILABLE FOR LEASE AT BUCKS COUNTY'S HIGHEST TRAFFICED INTERSECTION



get in touch.

**BRENDAN MULLIGAN**

Office 610.260.2688  
Direct 267.519.7582  
bmulligan@metrocommercial.com

**GRACE DANIELS**

Office 610.260.2668  
Direct 215.866.6110  
gdaniels@metrocommercial.com



**DENSE BUCKS COUNTY MARKET WITH  
OVER 81,000 PEOPLE IN 3 MILES**



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 Images may be out-of-date and not current.

**WARMINSTER, PA**  
599 - 603 YORK RD



www.metrocommercial.com

LOCATED AT MAIN-AND-MAIN INTERSECTION OF YORK ROAD (26,474 VPD) AND STREET ROAD (38,689 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 Images may be out-of-date and not current.

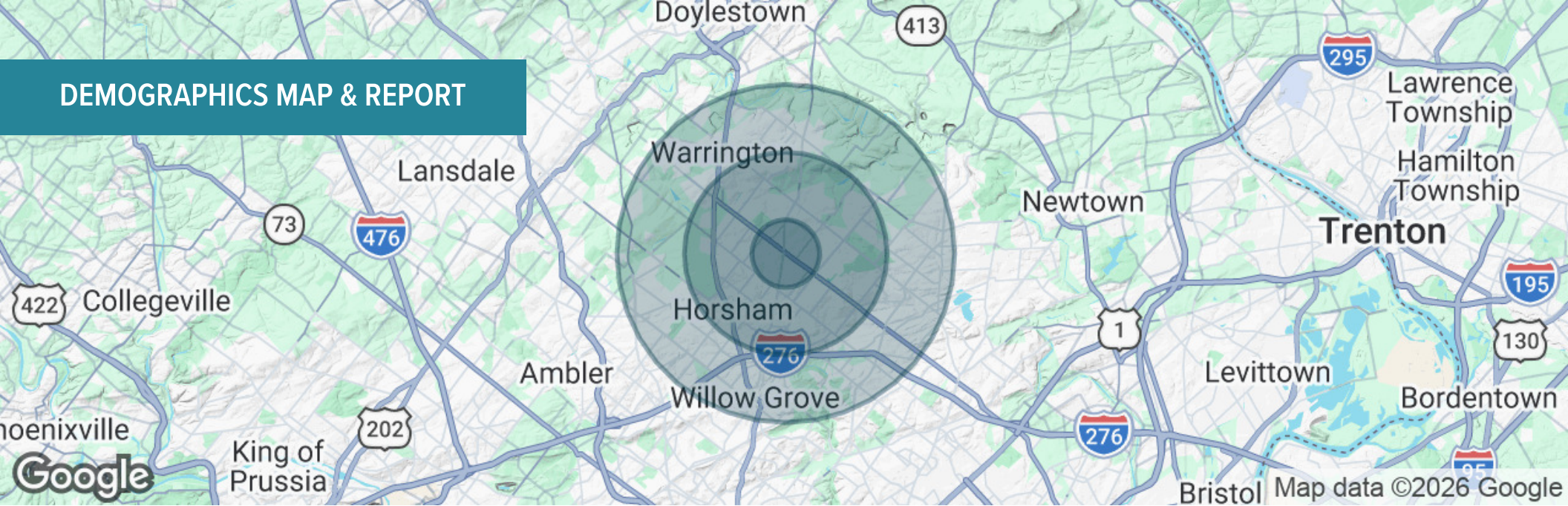
**WARMINSTER, PA**  
599 - 603 YORK RD



[www.metrocommercial.com](http://www.metrocommercial.com)



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,966	81,202	168,955
Average Age	43.8	43.4	43.1
Average Age (Male)	41.9	43.3	42.1
Average Age (Female)	44.5	43.8	44.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,421	31,987	64,084
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$121,063	\$121,899	\$143,484
Average House Value	\$374,796	\$430,410	\$491,018

2023 American Community Survey (ACS)

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 Images may be out-of-date and not current.