

2330 UPPER STUMP ROAD

\$1,320,000

PERKASIE, PA



REPRESENTED BY
THE FLYNN COMPANY

MARK PAWLOWSKI
MPAWLOWSKI@FLYNNCO.COM
215-561-6565 X 146

MICHAEL BORSKI, JR., SIOR
MBORSKIJR@FLYNNCO.COM
215-561-6565 X 119

The
Flynn
Company

3.3 ACRES OF RETAIL GROUND FOR SALE AT SIGNALIZED TRAFFIC INTERSECTION



LOCATED ON BUSY CORRIDOR AT FULLY SIGNALIZED
INTERSECTION OF UPPER STUMP ROAD AND ROUTE 313
(SWAMP ROAD)



1.5 MILES FROM RECENTLY DEVELOPED DUBLIN
COMMERCIAL HUB



ZONED PLANNED COMMERCIAL II, HILLTOWN TWP



2 MILES FROM FOUNTAINVILLE SHOPPING,
RESTAURANTS AND OFFICES IN DOYLESTOWN

NEARBY SHOPPING AND OFFICE PLAZAS



1.5 miles

The Station- Dublin
The Plaza- Dublin
The Square- Dublin

2 miles

Fountainville Village- Doylestown
Fountainville Village Office Park
Bailey's Square- Doylestown

3.5 miles

Cross Keys Place- Doylestown
Barnaby's Plaza- Doylestown
The Center on Main Street- Doylestown

HomeGoods Perkins Wawa



Marshalls

P.J. WHELIHAN'S
PUB + RESTAURANT



GIANT

Manhattan
BAGEL

five
BEL'W

FARM TO TOAST
DUBLIN | PA

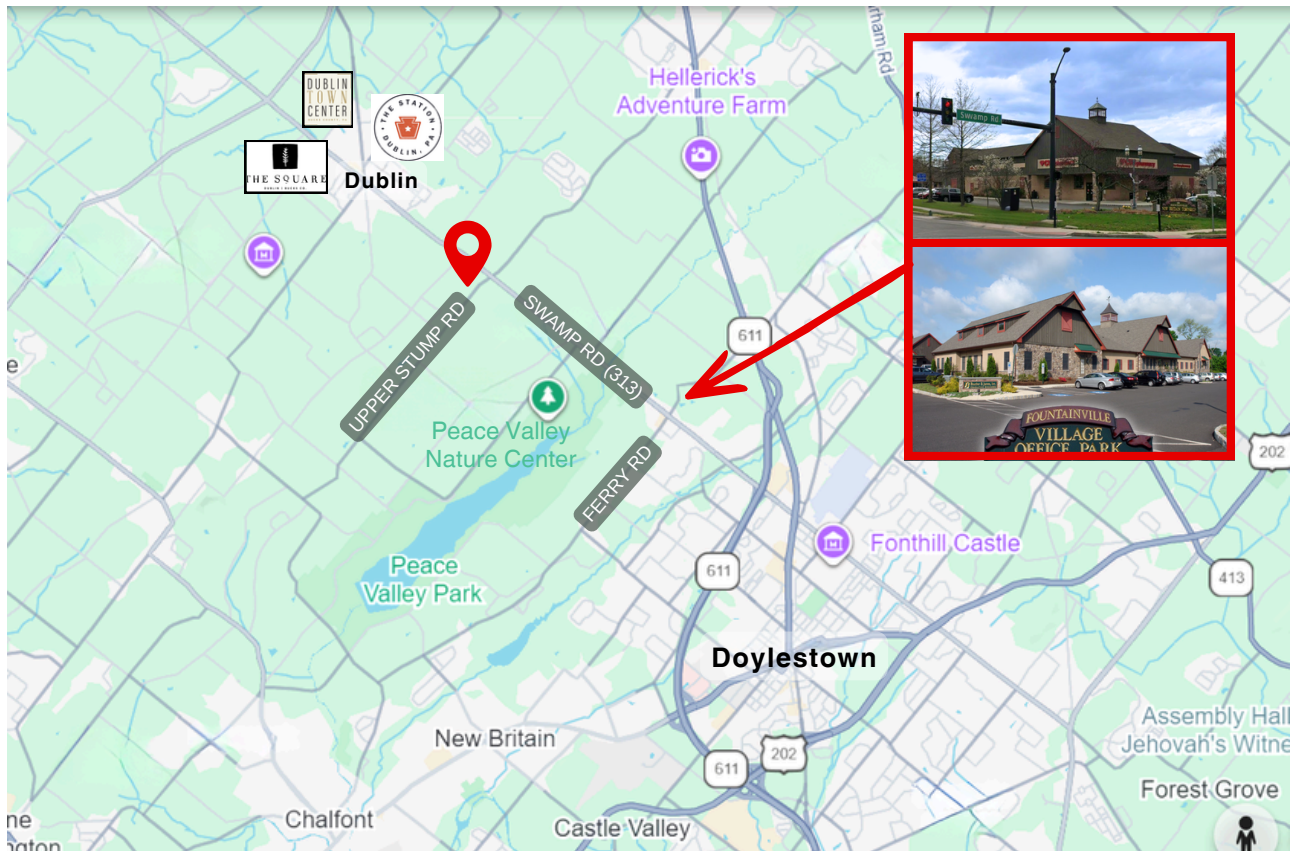
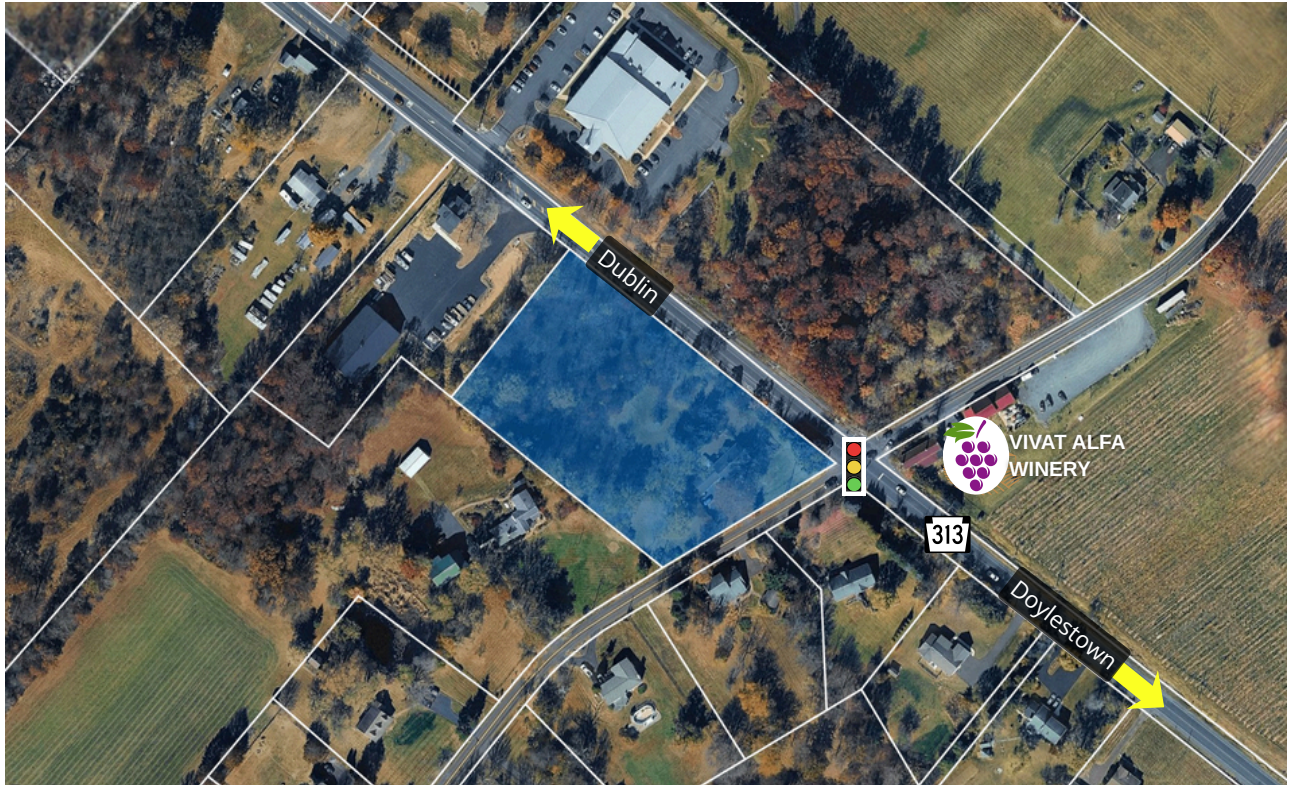


CASA TORO
MEXICAN GRILL

CRAFT
TAVERN

Neshaminy
CREEK
BREWING COMPANY

PROPERTY LOCATION



ZONING

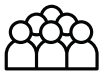
Zoned PC-2, Hilltown Township

APN Parcel Number:15-035-084

Permitted By Right:

- Agricultural
- Forestry
- Institutional
- Commercial School
- Library
- Private Recreational Facility
- Golf Course
- Private Club
- Community Center
- Day Nursery
- Hospital
- Funeral Home
- Office
- Medical Office
- Veterinary Office
- Offices
- Retail & Consumer Services
- Retail Store
- Personal Services
- Financial Establishment
- Eating Place
- Fast Food Restaurant
- Repair Shop
- Entertainment
- Gasoline Service Station
- Automobile Sales
- Automobile Repair or Car Washing Facility
- Truck and Farm
- Automotive Accessories
- Tavern
- Indoor Athletic Club
- Mini-Storage
- Outdoor Theater
- Utilities/Community Facilities
- Emergency Services
- Municipal Use
- Light Industrial
- Printing
- Crafts-Commercial/Industrial
- Heavy Industrial
- Lumber Yard
- Accessory Uses
- Home Occupation
- Resident Accessory Structure
- Residential Boarding
- Nonresidential Accessory Building
- Outside Storage or Display
- Temporary Structure
- Off-Street Parking
- Signs
- Kennel-Noncommercial
- Recreational Vehicles
- Noncommercial Pool
- Radio & Television Tower
- Commercial Accessory Office
- Residential Agricultural Use

TRAFFIC & DEMOGRAPHICS



POPULATION

3 Miles: 16,837
5 Miles: 61,665



HOUSEHOLDS

3 Miles: 6,076
5 Miles: 22,492



AVG HOUSEHOLD INCOME

3 Miles: \$145,115
5 Miles: \$150,033



TRAFFIC VOLUME

16,967 Cars Annually
Swamp Rd (313) & Broad St
(1/3 Mile from property)