

# FOR LEASE PROPOSED RETAIL SPACE

190 W. Street Road, Feasterville-Trevose, Bucks County, PA

**FREESTANDING 2,430-4,860 SF**



**PENN'S GRANT REALTY**  
Corporation  
COMMERCIAL INDUSTRIAL INVESTMENT  
[www.pgrealty.com](http://www.pgrealty.com)

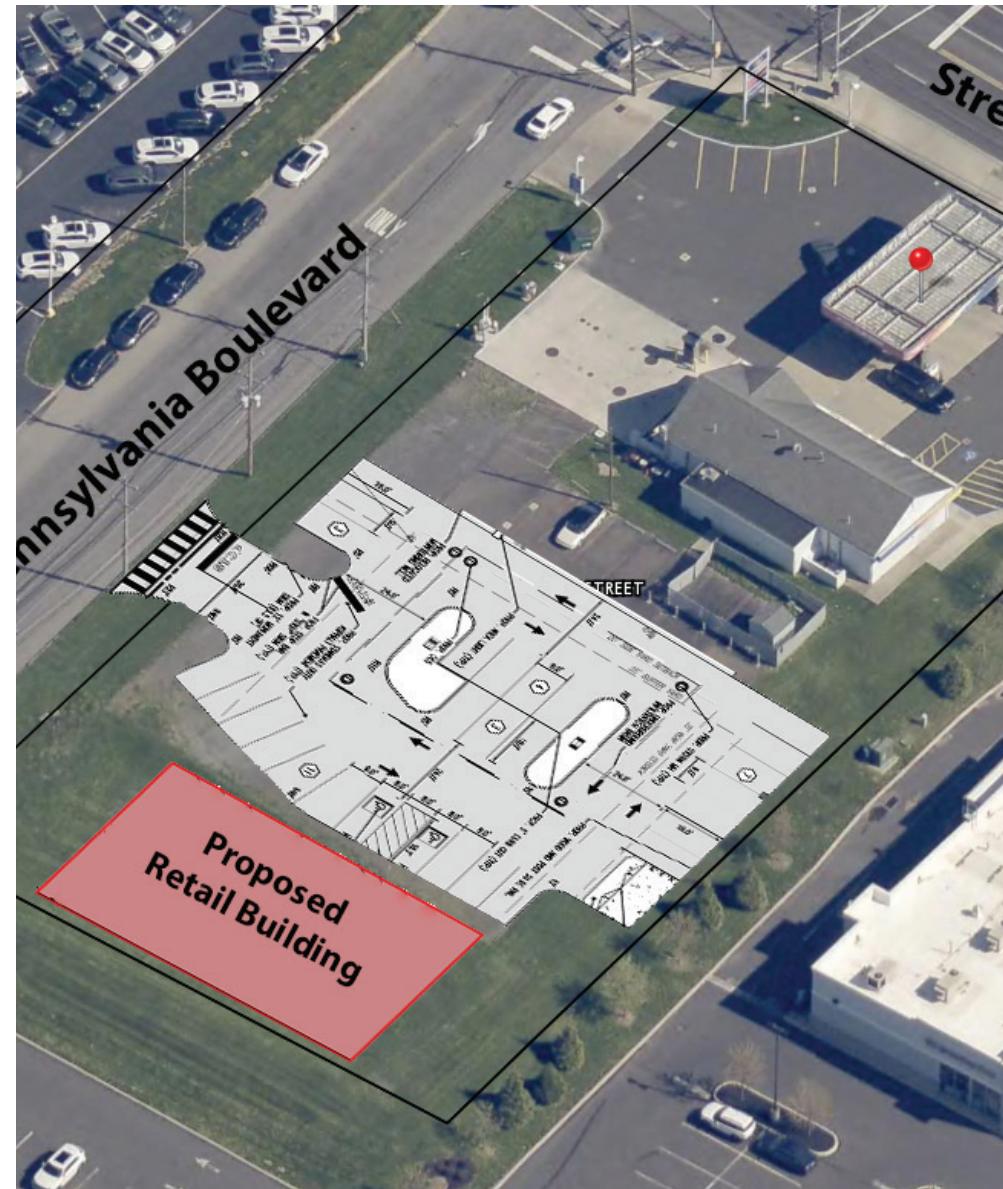
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## PROPERTY HIGHLIGHTS

- New Construction - freestanding retail building
- High visibility location with prominent signage and dedicated parking
- High population density
- Traffic count of 28,000 AADT
- Shadow-anchored by Giant in an adjacent retail center with national tenants including Michaels, Mattress Firm, Hair Cuttery, Jersey Mike's, Poke Bros, Smoothie King, Starbucks, and WSFS
- Adjacent to St. Mary's Health, offering an ideal location for medical or healthcare-related uses
- Located northeast of Philadelphia in Feasterville-Trevose, Bucks County
- Less than 10-minute drive to I-276 (PA Turnpike) and U.S. Route 1

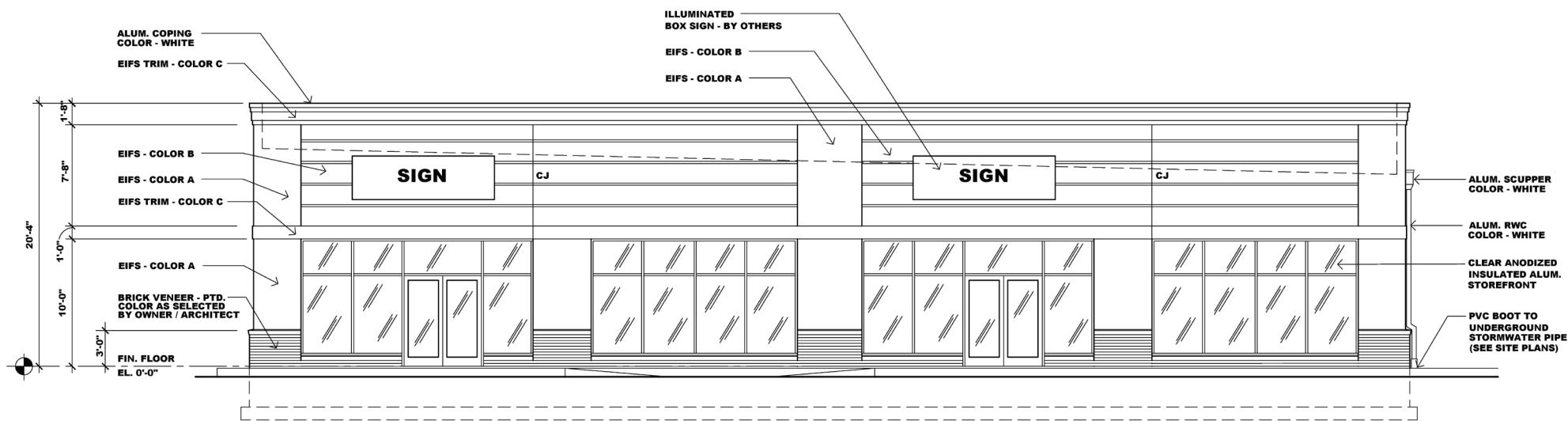
## PROPERTY SPECIFICATIONS

Unit Size: ..... 4,860± SF (divisible)  
Building Location: ..... Front/Right  
Parking: ..... 28 Spaces  
Water: ..... Public  
Sewer: ..... Public  
Municipality: ..... Lower Southampton Township  
Zoning: ..... C2 - Heavy Commercial District





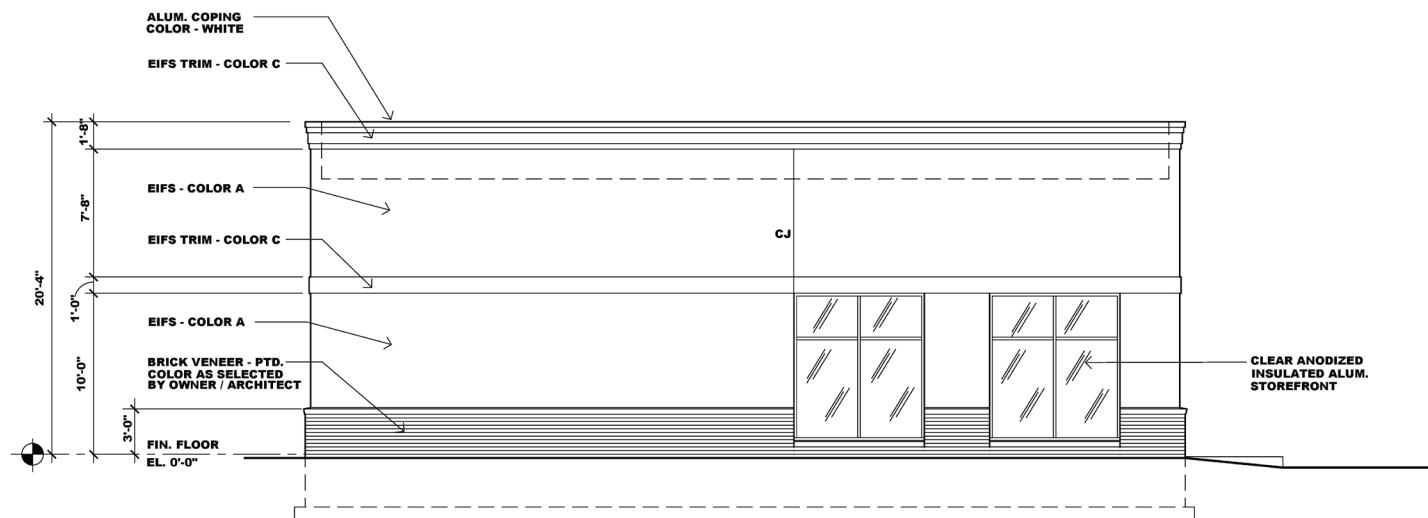
ADJACENT TO GIANT-ANCHORED SHOPPING CENTER WITH NATIONAL TENANTS



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

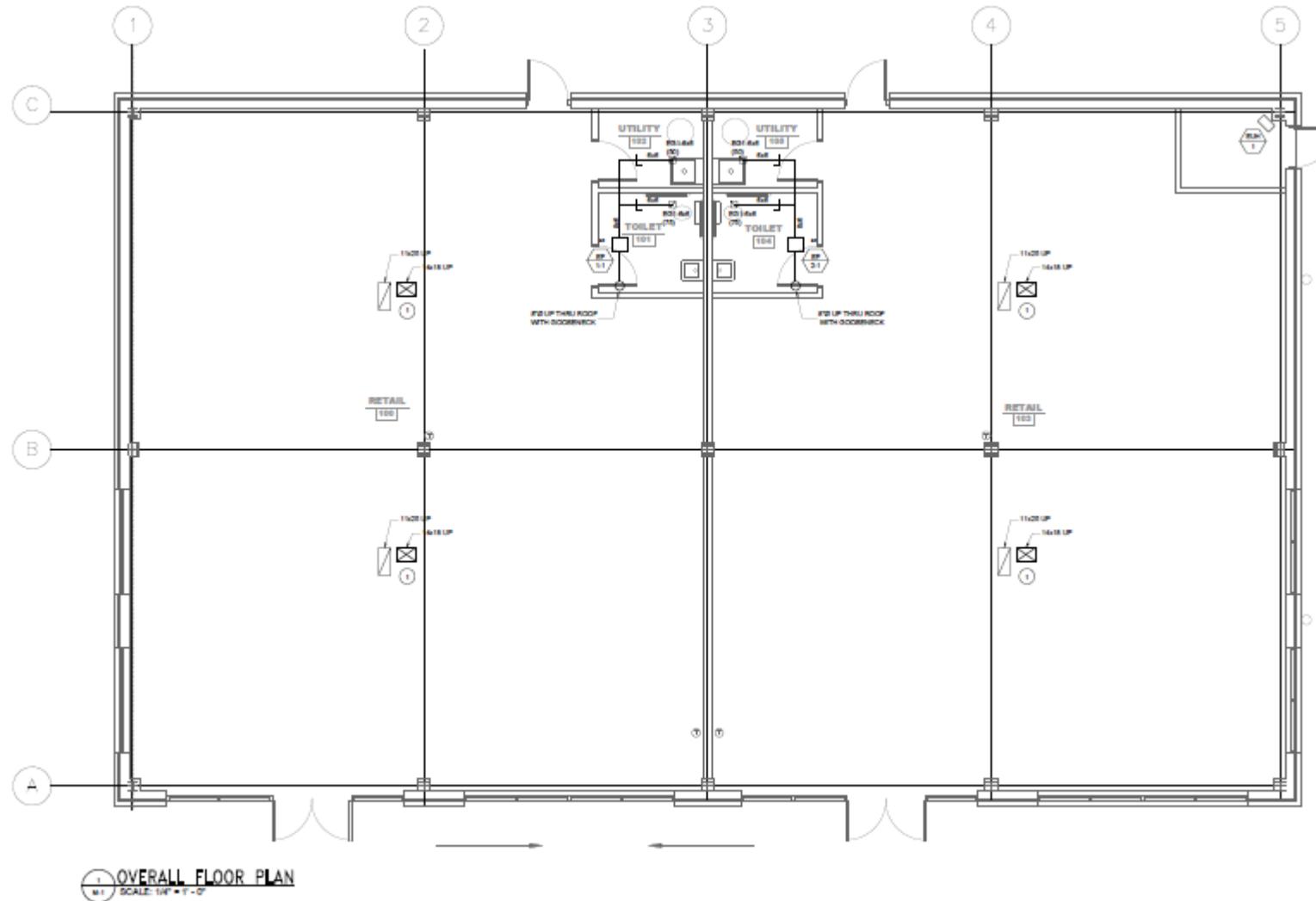
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SIDE ELEVATION

SCALE: 1/4" = 1'-0"

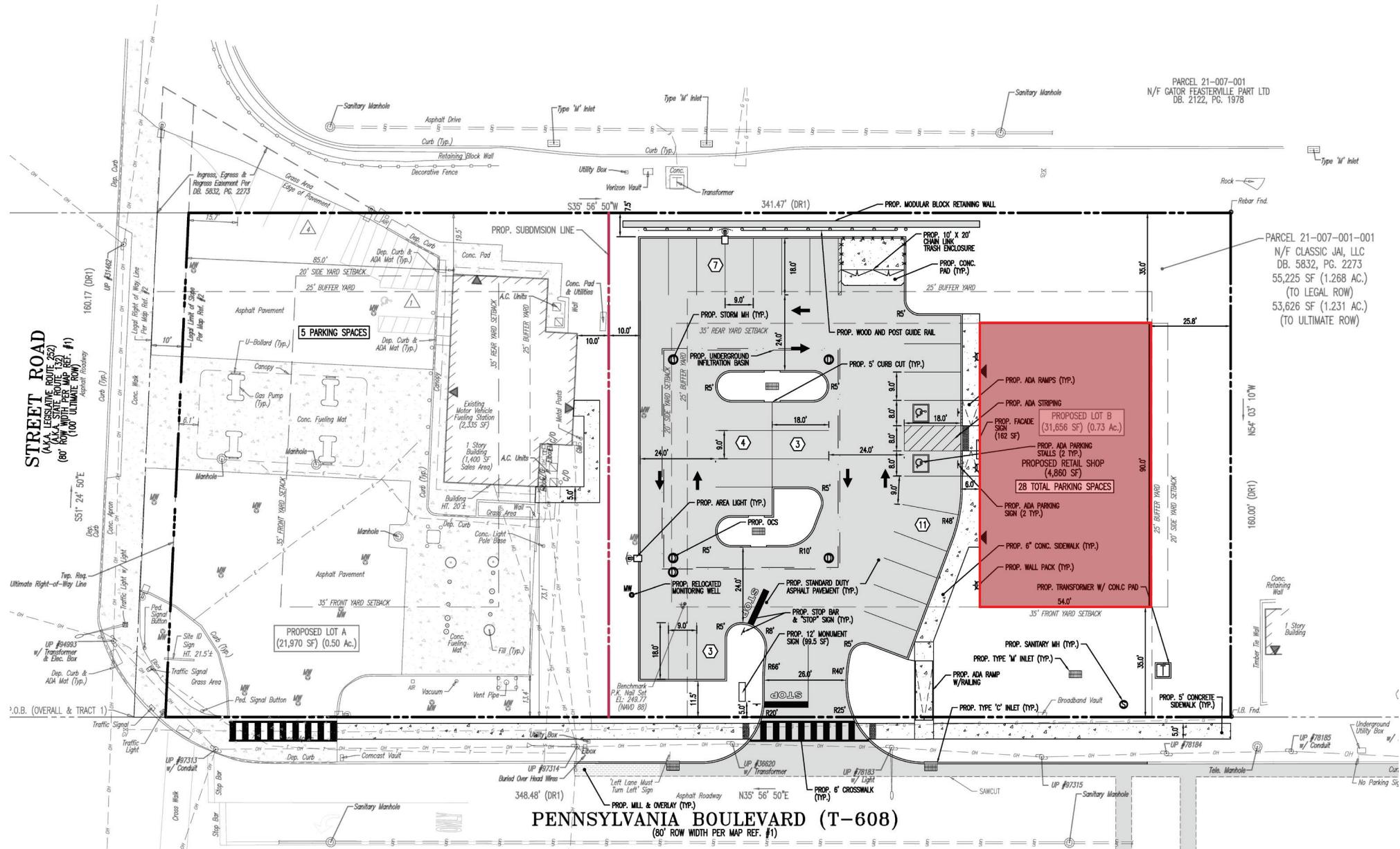
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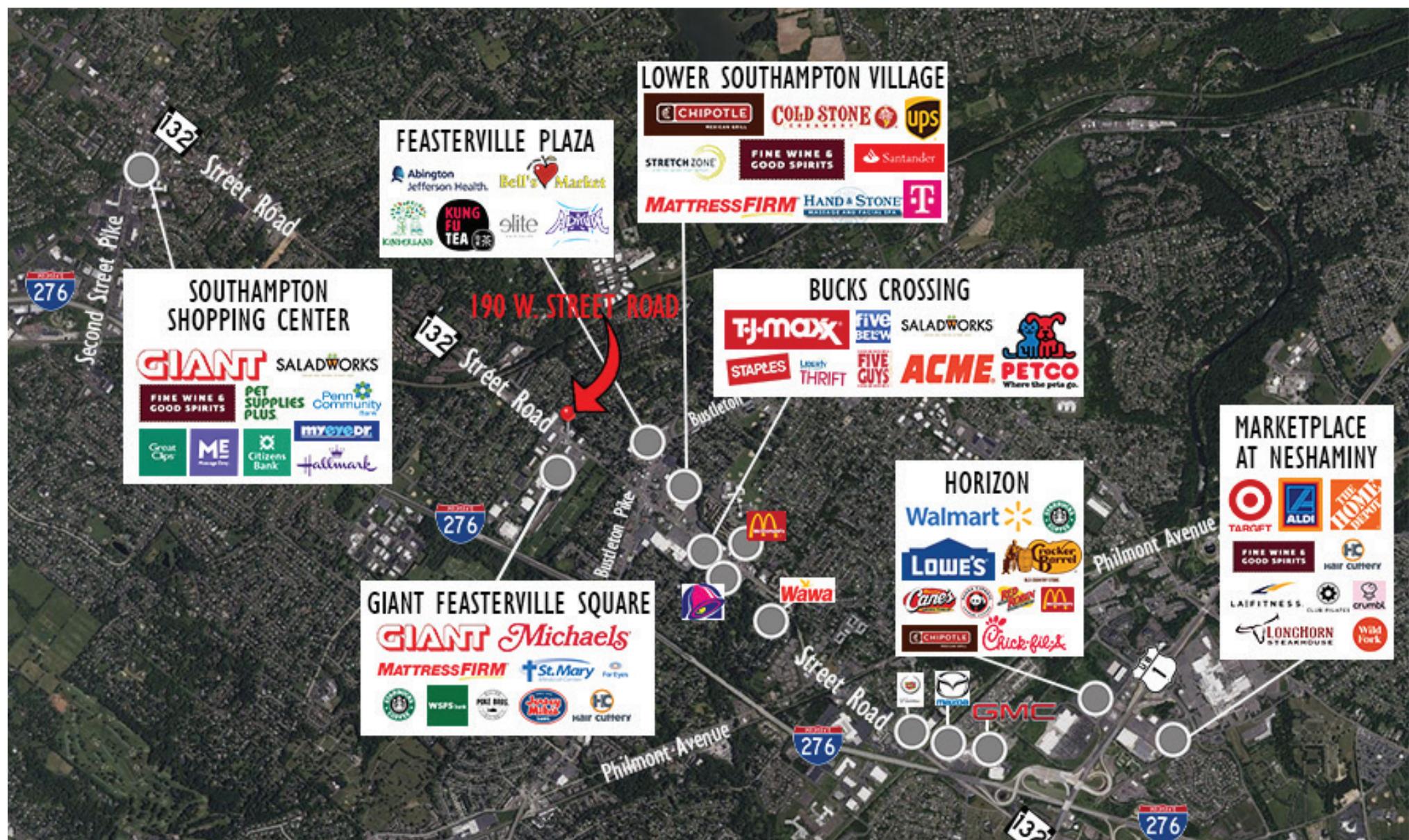


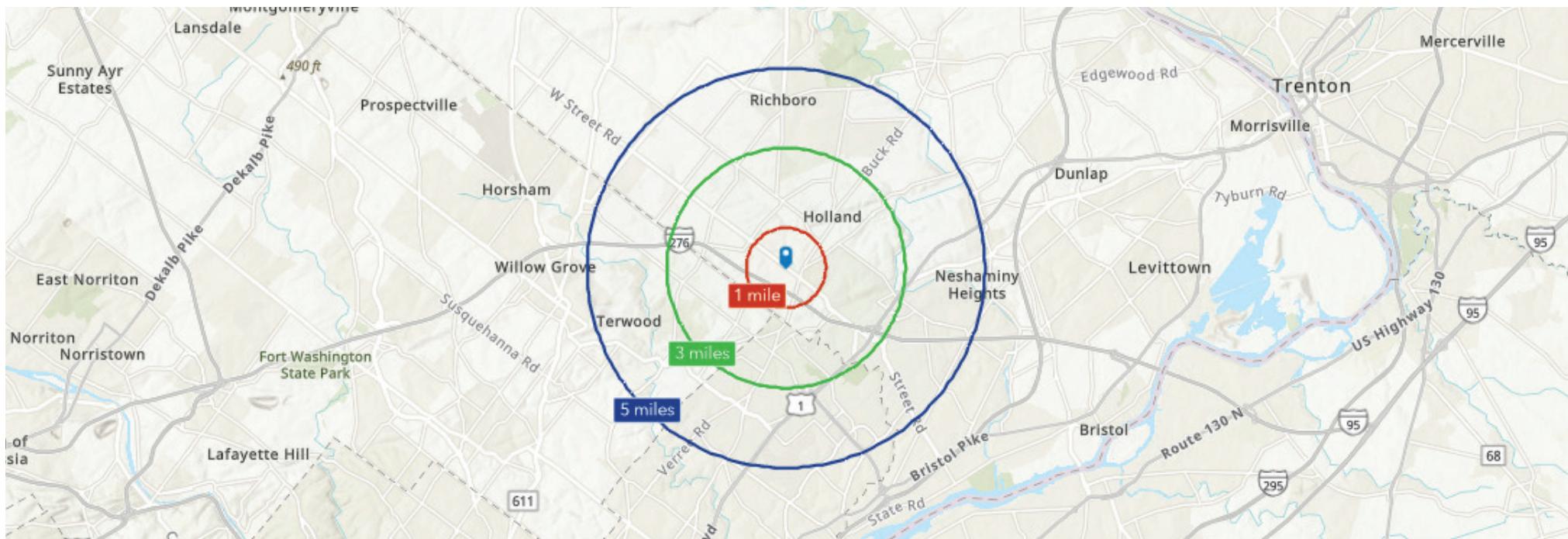
4,860± SF (divisible)

**190 W. Steet Road, Feasterville-Trevose, Bucks County, PA**

# PENN'S GRANT REALTY







#### POPULATION

	1 Mile	3 Mile	5 Mile
Total Population	7,672	70,814	155,044
Median Age	43	44	44
Female Median Age	46	45	45
Male Median Age	44	43	42

#### HOUSEHOLDS & INCOME

	1 Mile	3 Mile	5 Mile
Total Households	2,941	26,948	59,547
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$134,475	\$130,095	\$127,633
Average House Value	\$510,587	\$495,630	\$487,173

Source: Site to Do Business

