

# 4 Mill St.

Bristol, PA 19007

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### **Keller Williams Main Line**

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# 1

# Property Overview

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[Retail Map](#)

# 1 Investment Overview

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**Restaurant Users** - Come operate a brand new location right on the waterfront in Bristol Borough. This location sits along the Delaware River below a Luxury Town Home community. The restaurant space includes an outdoor patio, which is perfect for outdoor dining and seating. The space also being Liquor License approved will fit nicely into a heavy foot-traffic area.

The Bristol Borough is home to various stores, restaurants, historic monuments and memorials, natural recreation areas, a riverside theater and more! The Bucks County space is roughly 9,000 square feet with a lot size of almost half an acre. The CC zoning allows for the space to sit among a busy area where retail goods and services are available to serve the surrounding neighborhood and community's needs. The property is for sale or lease.

The Bristol Borough is a historic land area known for its transportation route between New York City and Philadelphia. Currently, the main railroad that connects the two cities passes through Bristol and remains a location with many regional trains servicing the town every day.

# 1 Property Details

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## Location Information

Street Address 4 Mill St.

City, State, Zip Bristol, PA 19007

County Bucks County

## Property Information

Building Size 9,000 SF

Lot Size .4 acres

Zoning CC

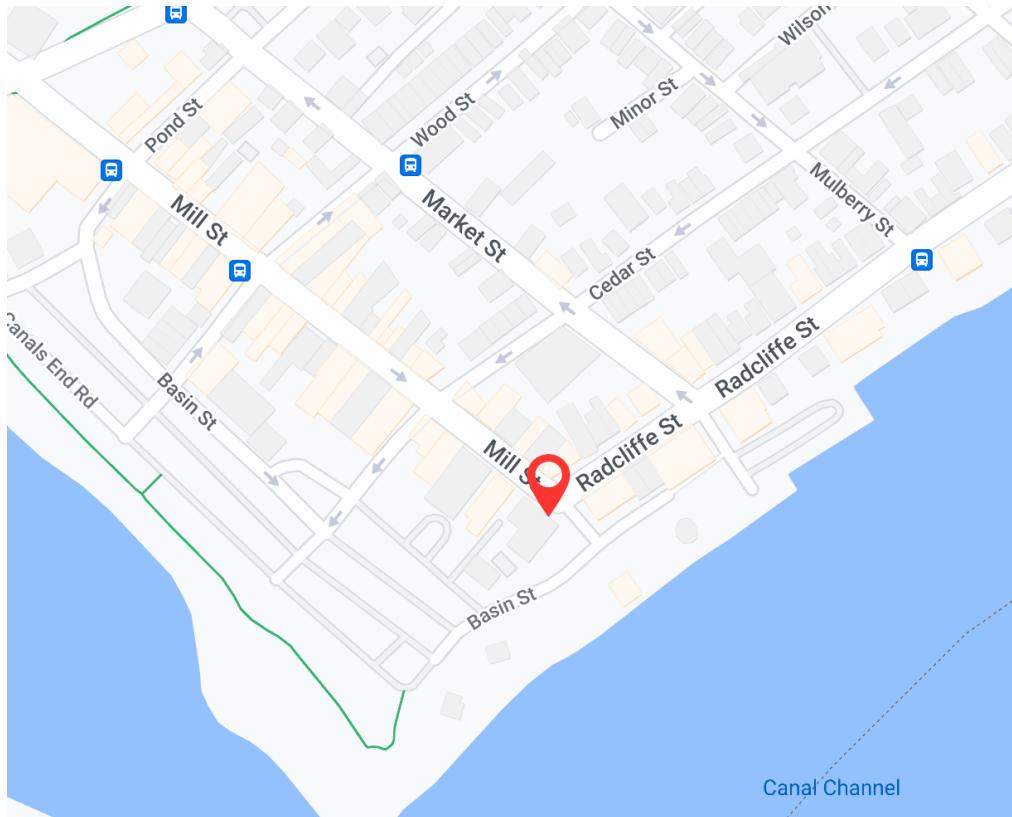
Property Type Retail



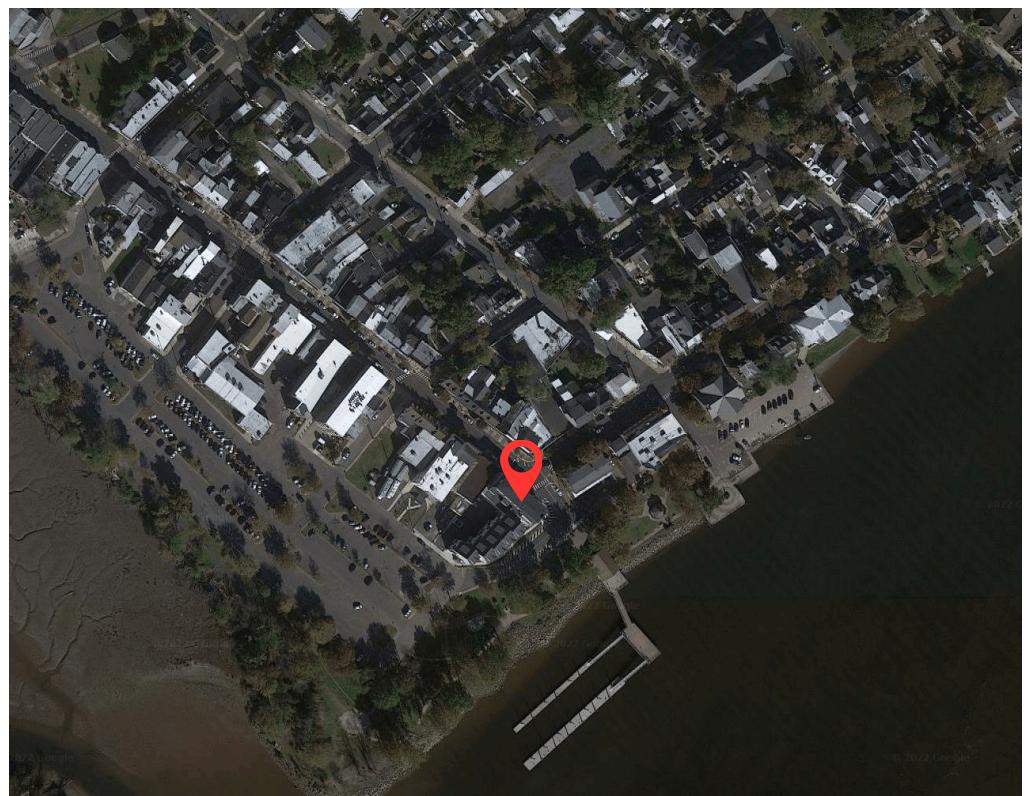
# 1 Property Maps

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## Location Map



Aerial Map



# 1 Retail Maps

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## Main Retail Locations



## Other Surrounding Retail Locations

### Restaurants (all within 5 minute drive)

Itri Wood Fired  
Original Golden Eagle Diner  
La Mexicana  
RadCliffe Cafe  
Cafe Bombay  
The Borough Pub  
Porfirio's Pizza And Pasta  
El Limon Bristol  
Cesare's Ristorante  
Akia Japanese Fusion

### Hotels (all within 10 minute drive)

Rodeway Inn Bristol  
Hammock Hotel  
The Lily Inn  
Village Lodge

### Attractions (all within 15 minute drive)

Lions Park Gazebo  
Bristol Wharf  
Silver Lake Park and Nature Center  
Delaware Lagoon Park  
Delaware Canal Lagoon  
Garden State Discovery Museum  
Grundy Museum  
Friends of Bolton Mansion  
Harriet Tubman Statue

### Pharmacies (all within 5 minute drive)

Mill Street Pharmacy  
Rite Aid Pharmacy  
Bristol Discount Pharmacy

# 2

# Market Overview

Transportation  
Events  
Demographics

# 2 Market Overview

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## Transportation

Driving 25 miles from Center City to the Bristol Borough takes roughly 35 minutes. Metered street parking and municipal lots are available. SEPTA operates a station in Bristol, which takes about an hour to reach by train from Center City.

## Education

### Public Elementary/Middle Schools

Warren Snyder-John Birotti Elementary School  
Warren Snyder-John Birotti Middle School  
Lafayette Elementary School  
Roosevelt Middle School

### Public Highschool

Bristol High School

### Private Elementary/Middle School

St. Mark Elementary School

## Medical Centers

- Lower Bucks Hospital
- Silver Lake Center
- Dialysis Center of Bucks County
- Lower Bucks Hospital Coordinated Home Car Program
- Southeastern Health Services of PA

## Events

### October: Historic Bristol Day

A family-friendly street fair filled with arts and crafts, food vendors, entertainers, children's games, a sailing regatta and more.

### First Friday of every month

Businesses in Bristol's historic shopping district stay open late and offer discounts and other specials.

### First Sunday in May: The Antique Auto Show

The longest running exhibition of antique cars in the country.

### Free Bristol Lions 2022 Sunday Concerts Series

Free concerts are from 6 to 8pm every Sunday during the summer.



# 2 Demographics

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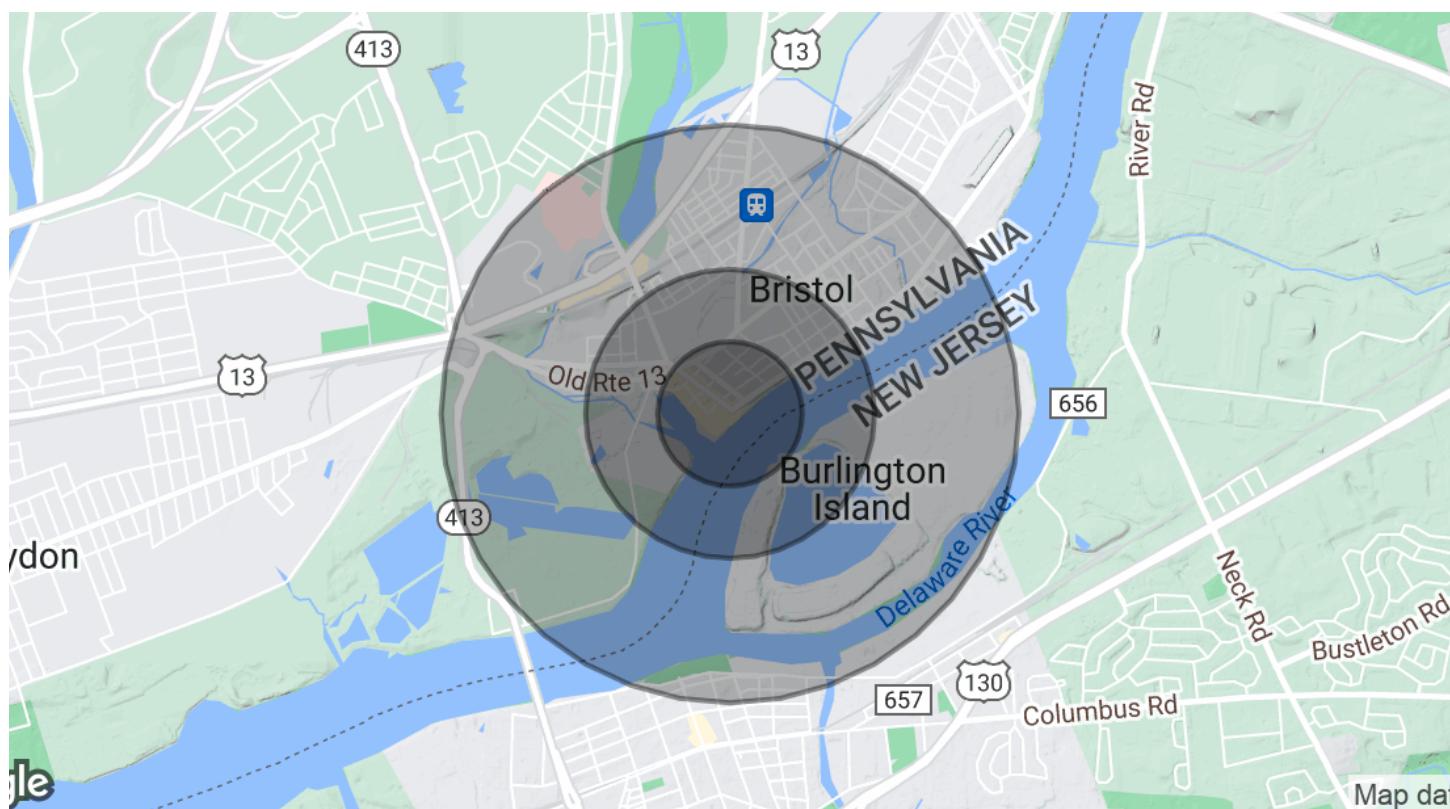
## Population

	.25 mile	.5 mile	1 mile
Total Population	778	2,397	9,541
Average Age	40.0	38.2	38.8
Average Age (Male)	30.5	30.9	36.7
Average Age (Female)	47.3	44.0	40.3

## Households & Income

	.25 mile	.5 mile	1 mile
Total Households	390	1,140	4,136
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$92,677	\$83,381	\$73,023
Average House Value	\$788,133	\$422,153	\$261,186

\* Demographic data derived from 2020 ACS - US Census



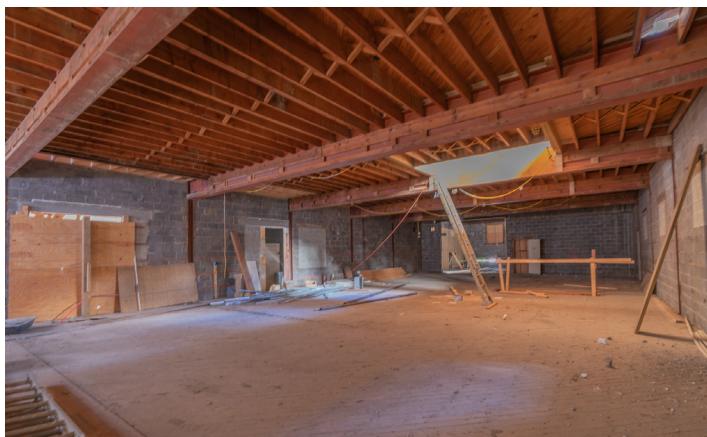
# 3

## Additional Photos

Interior  
Exterior  
Site Plans



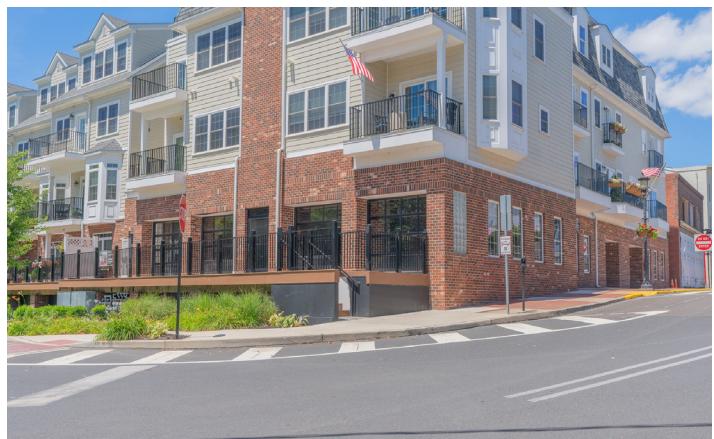
# 3 Interior Photos



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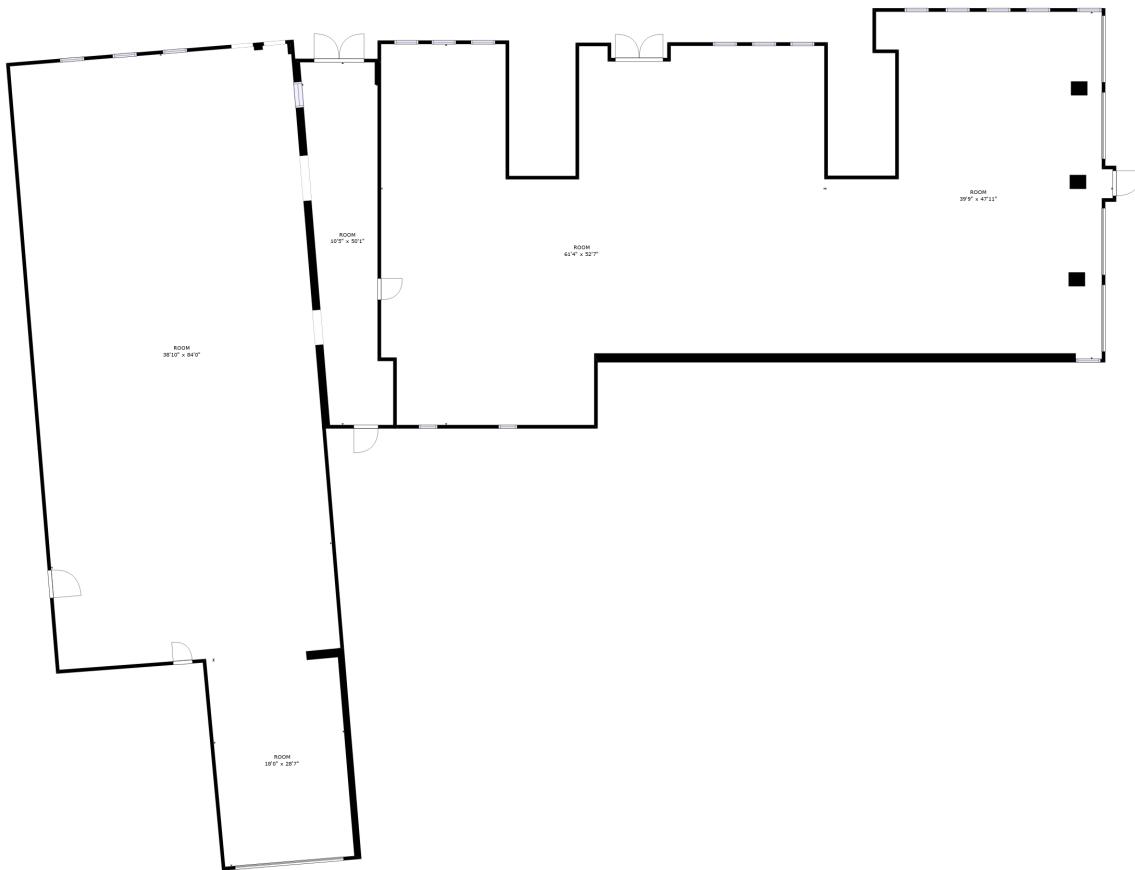
# 3 Exterior Photos

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# 3 Site Plans

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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 8578 sq. ft  
TOTAL: 8578 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

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