

TOWN CENTER AT NEW BRITAIN

# NEW BRITAIN, PA

436 TOWN CENTER

±443 SF - 3,143 SF AVAILABLE FOR LEASE; GLA: ±124,262 SF

JOIN

GIANT ACE

AutoZone

DOLLAR TREE

CHASE

## AVAILABILITY IN GROCERY-ANCHORED CENTER



get in touch.

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## MARKET AERIAL



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## SITUATED IN AFFLUENT AREA OF BUCKS COUNTY



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# SITE PLAN



PA STATE-ROUTE 202 / W BUTLER AVE 12,921 VPD

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## NEW GIANT EXTERIOR RENOVATION!



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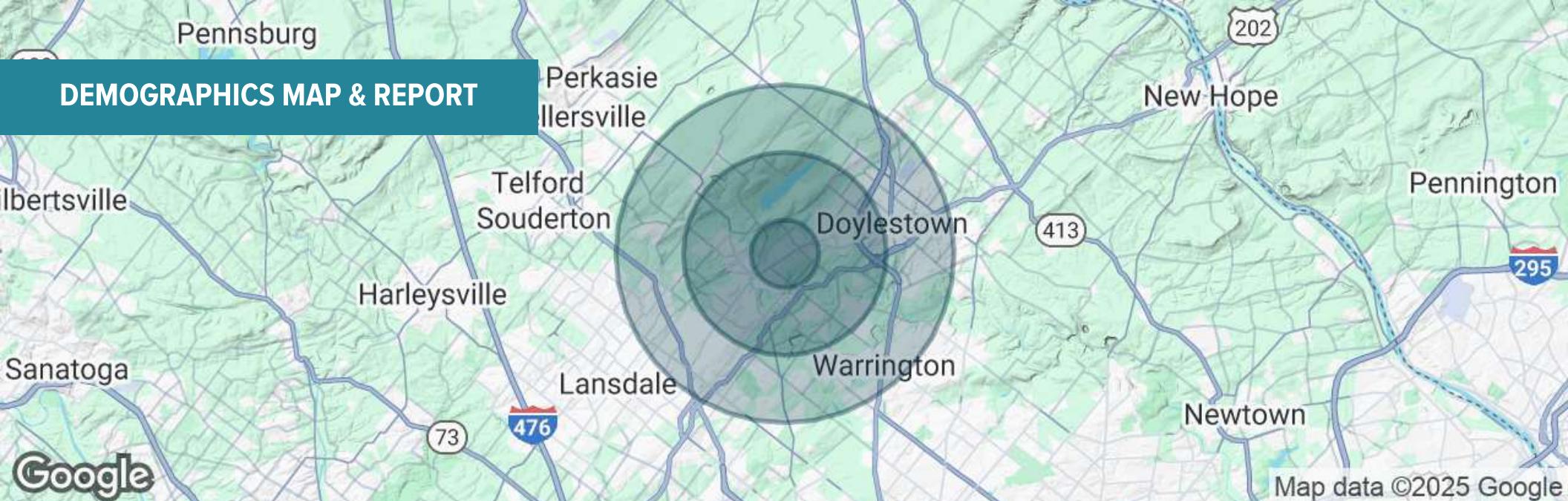
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Pennsbury

## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,939	33,678	96,114
Average Age	44	43	44
Average Age (Male)	43	42	42
Average Age (Female)	45	44	45

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,824	12,326	35,482
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$170,908	\$174,151	\$171,400
Average House Value	\$526,020	\$551,409	\$572,529

Demographics data derived from AlphaMap

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