

“From Concept to Closing, with Integrity”

## FEATURES

- 4.5 acres, zoned commercial
- Approved for development of 26,550 SF
- Signalized corner location
- Adjacent to Stony Creek Farms, a community of 209 luxury homes for the 55 and over lifestyle
- Estimated daily traffic count of 16,000+ vehicles



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,315	66,011	160,497
Average HH Income	\$152,892	\$146,033	\$149,288
Total Businesses	177	2,425	7,159
Total Employees	1,947	25,159	89,735

**Walsh Commercial Real Estate, LLC**  
 3 Village Road, Suite 200 | Horsham, PA 19044  
 215-836-1340 | walshcre.com

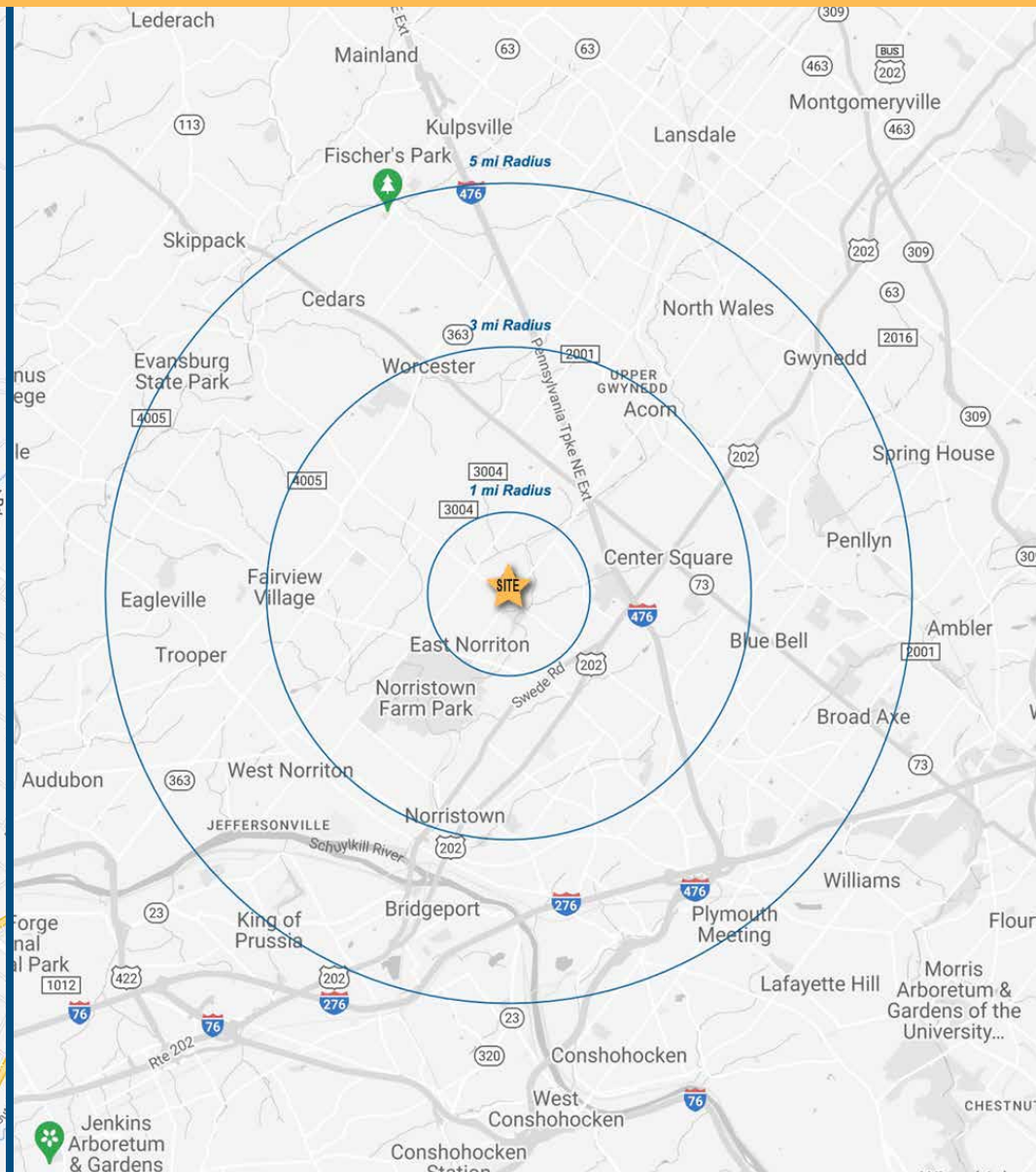
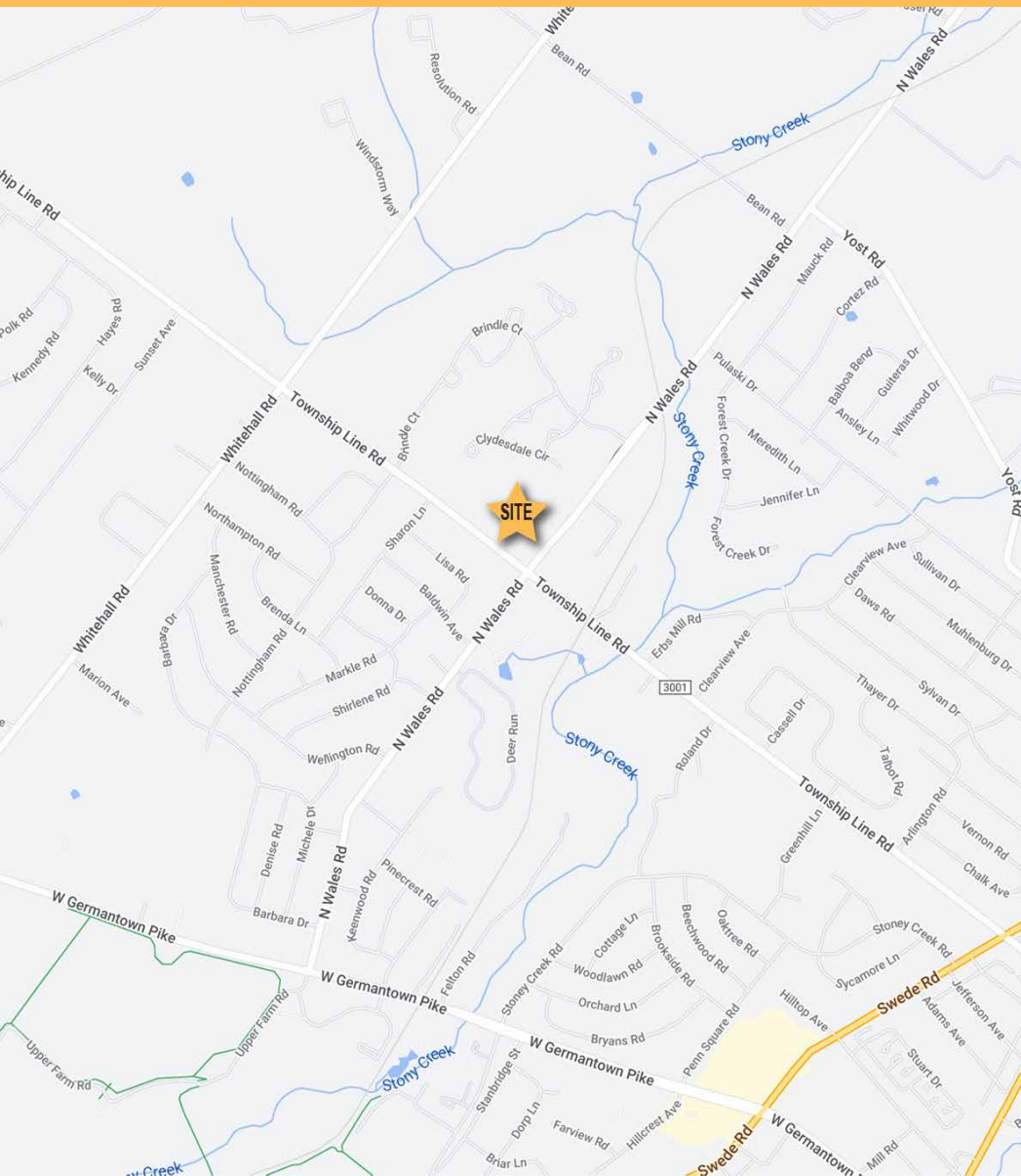
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# STONY CREEK VILLAGE COMMERIAL LAND

1501 North Wales Road, Worcester, PA 19043

Local & Regional Maps



**Walsh Commercial Real Estate, LLC**

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