

# Fairless Hills Towne Center

461 S Oxford Valley Road  
Fairless Hills, PA 19030

Join Co-Tenants: **GIANT** **DOLLAR TREE**

**Gabe's** **URGEFITNESS** **PLATO'S CLOSET**

**1st State Kickboxing** **FASTSIGNS** **Advance Auto Parts** **The UPS Store**

**FYZICAL**  
Therapy & Balance Centers

## Property Information

- + Located in the heart of Fairless Hills
- + Fully signalized intersection with access from all surrounding roads
- + Newly renovated office space

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,733	93,318	194,283
Daytime Population	13,648	78,764	176,997
Average Household Income	\$109,377	\$131,396	\$133,463
Median Household Income	\$88,303	\$107,479	\$106,005



## Contact Us

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Up To ±11,551 SF & Proposed Pad Site Available

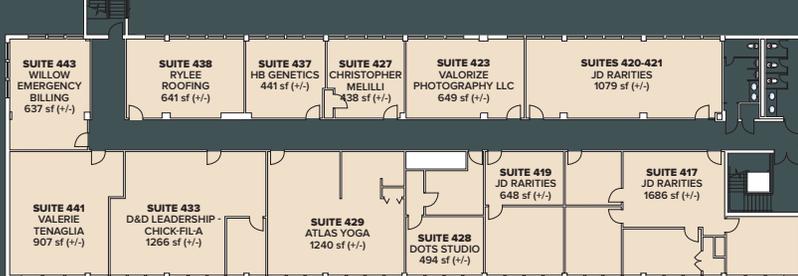
# Site Plan

### Retail

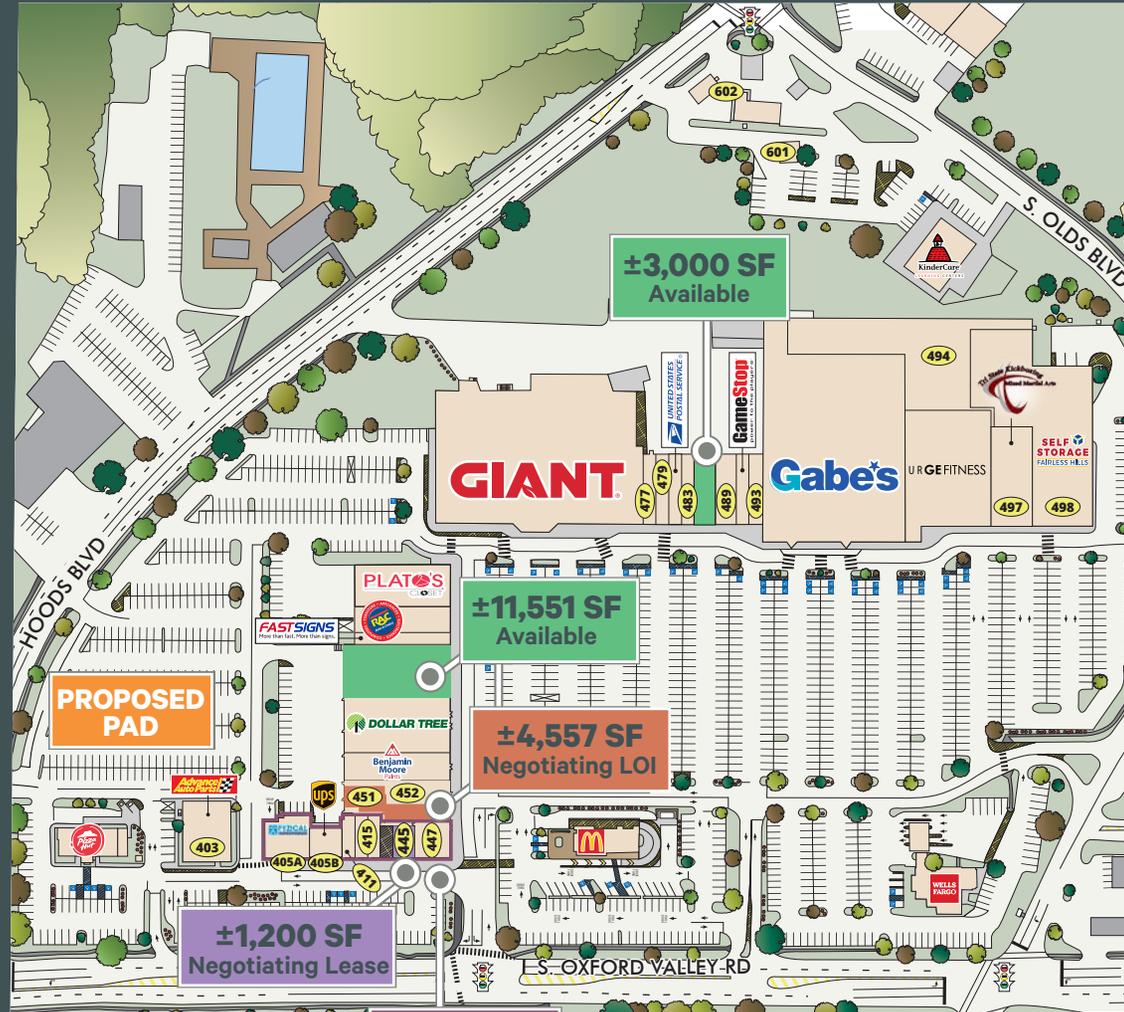
- |                                    |  |   |
|------------------------------------|--|---|
| 401                                | 461 AVAILABLE - ± 11,551 SF                              | 489 Village Vet                           |
| 403                                | 463 <b>FASTSIGNS</b><br>More than fast. More than signs. | 491 <b>GameStop</b>                       |
| 405A                               | 465  | 493 Millennium Nail Spa                   |
| 405B The UPS Store                 | 471 <b>PLATOS</b><br>CLOSET                              | 494 Self Storage                          |
| 411 Levittown News                 | 475  | 495 <b>Gabe's</b>                         |
| 415 V&S Pizza                      | 477 Greenwood Cleaners                                   | 496 <b>URGEFITNESS</b>                    |
| 445 NEGOTIATING LEASE - ± 1,200 SF | 479 Yummy Asian  | 497 Tri-State Martial Arts Academy        |
| 447 Island Sun Tanning             | 481  | 498 <b>SELF STORAGE</b><br>FAIRLESS HILLS |
| 451 NEGOTIATING LOI - ± 4,557 SF   | 483 Dental Savers  | 499 <b>WELLS FARGO</b>                    |
| 452 <b>Glasses Galore</b>          | 485 AVAILABLE - ± 3,000 SF                               | 601 Custard Stand                         |
| 455                                |  | 602 Leased                                |
| 457                                |  | 603                                       |

# Office Space Plan

BUILDING 1 - SECOND FLOOR: 10,126 SF (+/-)



LEASE OUT LEASED AVAILABLE



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For Lease

## Property Photos



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# Property Photos



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# For Lease

