

FOR SALE/LEASE

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1930 John Fries Highway

Quakertown, PA

4,550 SF Pad Site on 1+/- Acre

Great visibility on Route 663, seconds from the
Quakertown Pennsylvania Turnpike Exchange



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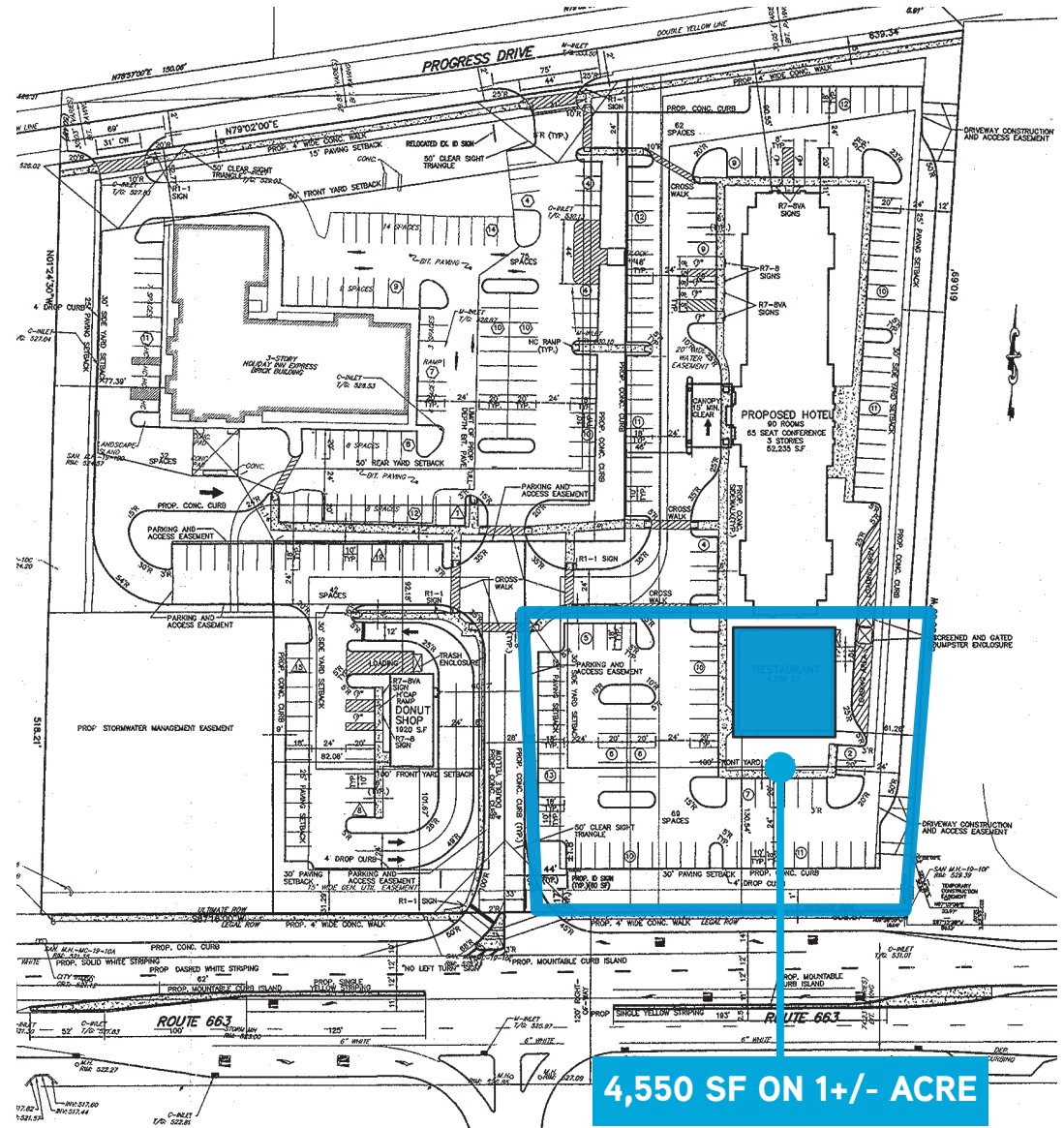
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PROPERTY HIGHLIGHTS

- Up to 4,550 SF on 1+/- Acre retail opportunity
- Fully improved and approved pad site
- Ready for ground lease or build-to-suit
- Great visibility on Route 663, seconds from the Quakertown Pennsylvania Turnpike Exchange
- Zoned Planned Commercial
- Over 21,000 vehicles per day on Route 663
- Surrounding area retail tenants include Marriott's SpringHill Suites, Holiday Inn Express, Comfort Inn Suites, Hampton Inn Quakertown, WaWa, Dunkin Donuts, Univest National Bank & Trust and many more

DEMOGRAPHICS

three miles		five miles		ten miles	
					
14,102 people	\$115,256 average HHI	45,899 people	\$107,577 average HHI	201,471 people	\$107,619 average HHI
					
5,045 households	4,959 employees	16,958 households	18,755 employees	76,448 households	74,119 employees



4,550 SF ON 1+/- ACRE



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