



FLEX/COMMERICAL FOR SALE & LEASE

12,273 SF on .80 Acres

8100 U.S. 13

Levittown, PA 19057



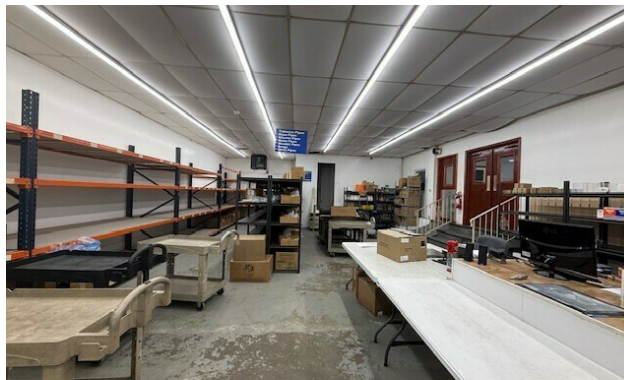
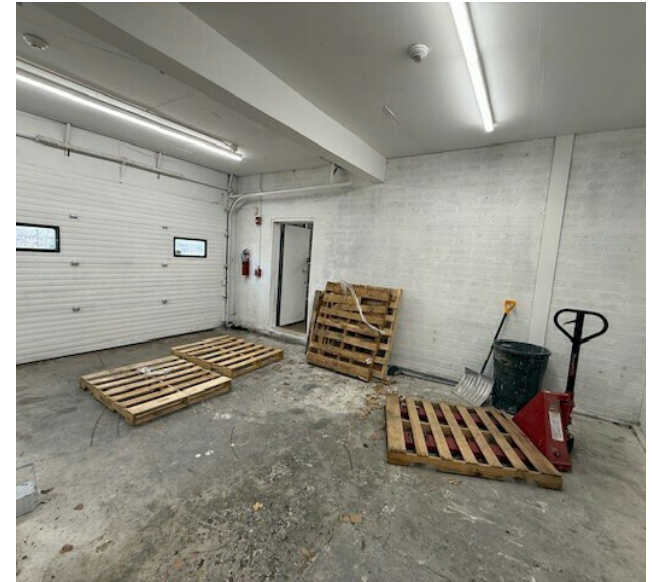
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

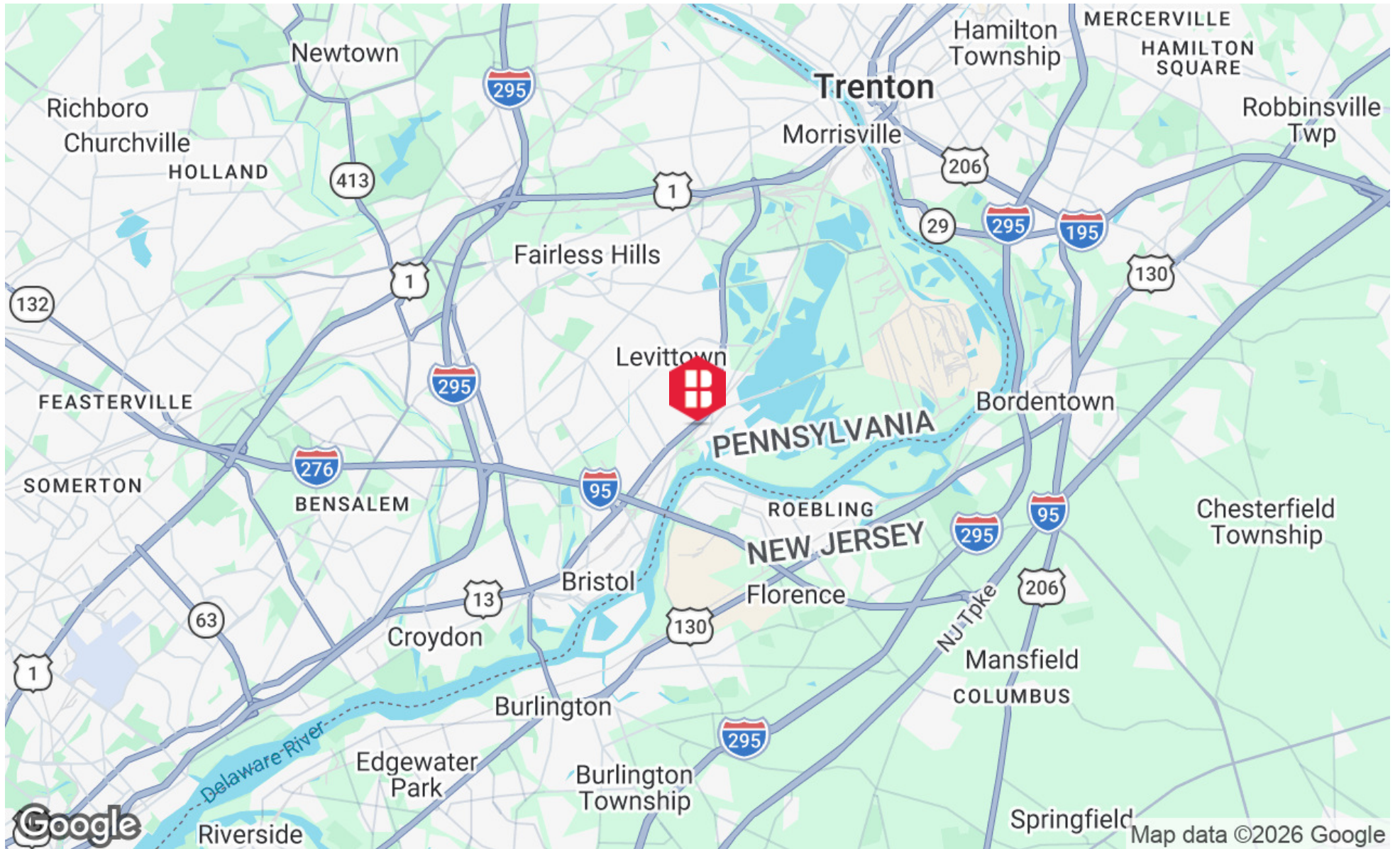
- ±12,273 SF building situated on ±0.80 acres
- Versatile, one-story flex/commercial asset
- 18' clear height in warehouse area
- Two (2) drive-in doors providing functional access
- Strong visibility with ±21,200 vehicles per day along Route 13
- Prominent ±115' frontage along Route 13 corridor
- HVAC
- Zoned Highway Commercial (HC) – Tullytown Borough
- \$21,922.55 Estimated 2026 Taxes
- The property is strategically positioned along Route 13 in Levittown, PA, within the highly sought-after Lower Bucks County submarket. The site offers immediate access to I-95, Route 1, and the Pennsylvania Turnpike, along with convenient connectivity to New Jersey via multiple bridge crossings, further enhancing its appeal for both labor access and business operations.



ADDITIONAL PHOTOS



LOCATION MAP

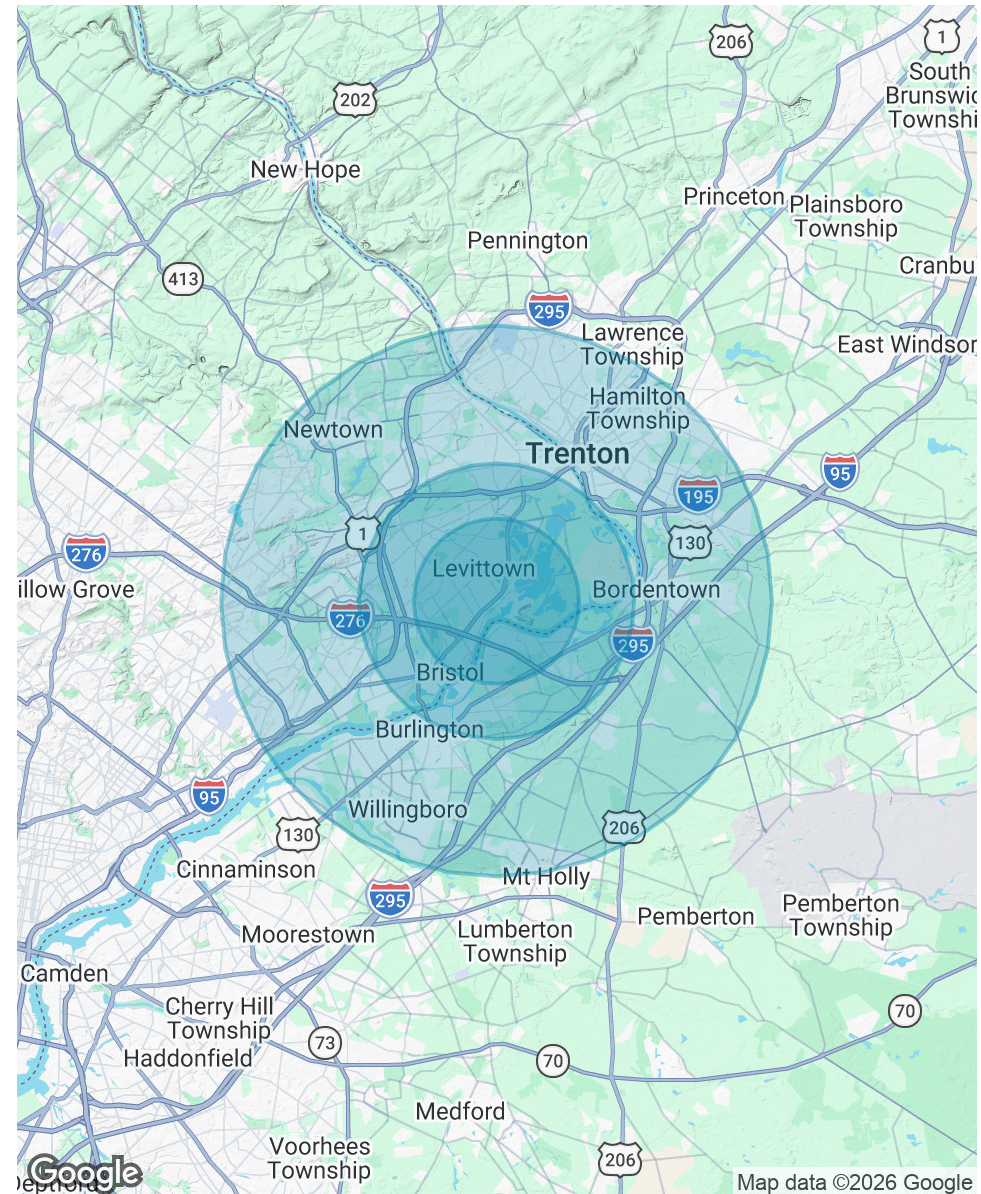


DEMOGRAPHICS MAP & REPORT

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 68,314 | 162,533 | 703,549 |
| Average Age | 39.7 | 40.2 | 41.2 |
| Average Age (Male) | 38.8 | 38.5 | 39.6 |
| Average Age (Female) | 40.4 | 40.9 | 42.6 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 25,684 | 61,285 | 265,737 |
| # of Persons per HH | 2.7 | 2.7 | 2.6 |
| Average HH Income | \$106,788 | \$111,681 | \$115,611 |
| Average House Value | \$292,811 | \$321,506 | \$340,638 |

2023 American Community Survey (ACS)



PRIMARY CONTACTS



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