

91,270 SF / 6.5 ACRES AVAILABLE FOR SALE / LEASE



- ❖ **Sale / Lease - Redevelopment opportunity, 90,270 SF in four buildings, currently used as retail / warehouse distribution.**
- ❖ **Walking distance to the Langhorne train station. Located near densely populated neighborhood, just off corner of BUS RT. 1. Minutes from I95, PA TPK, and situated between two regional malls.**
- ❖ **Zoned MB (Metropolitan Business) with public utilities and abundant parking.**
- ❖ **Property sites within the Bucks County Enterprise Zone: Special tax credits, low interest funding, etc.**
- ❖ **Current tenants include Furniture Mart USA, CrossFit Langhorne, & Buck a Bag Produce. Conveniently located within close proximity to other major retailers.**
- ❖ **Ownership will consider sale lease back opportunity**

DEMOGRAPHICS (*)

	1 Mile	3 Miles	5 Miles
Population	10,564	80,658	233,551
Average HH Income	\$ 79,892	\$ 84,405	\$ 81,319
Total Businesses	391	3,124	8,996
Number of Employees	4,296	33,785	108,134

*Data Source: ESRI TM

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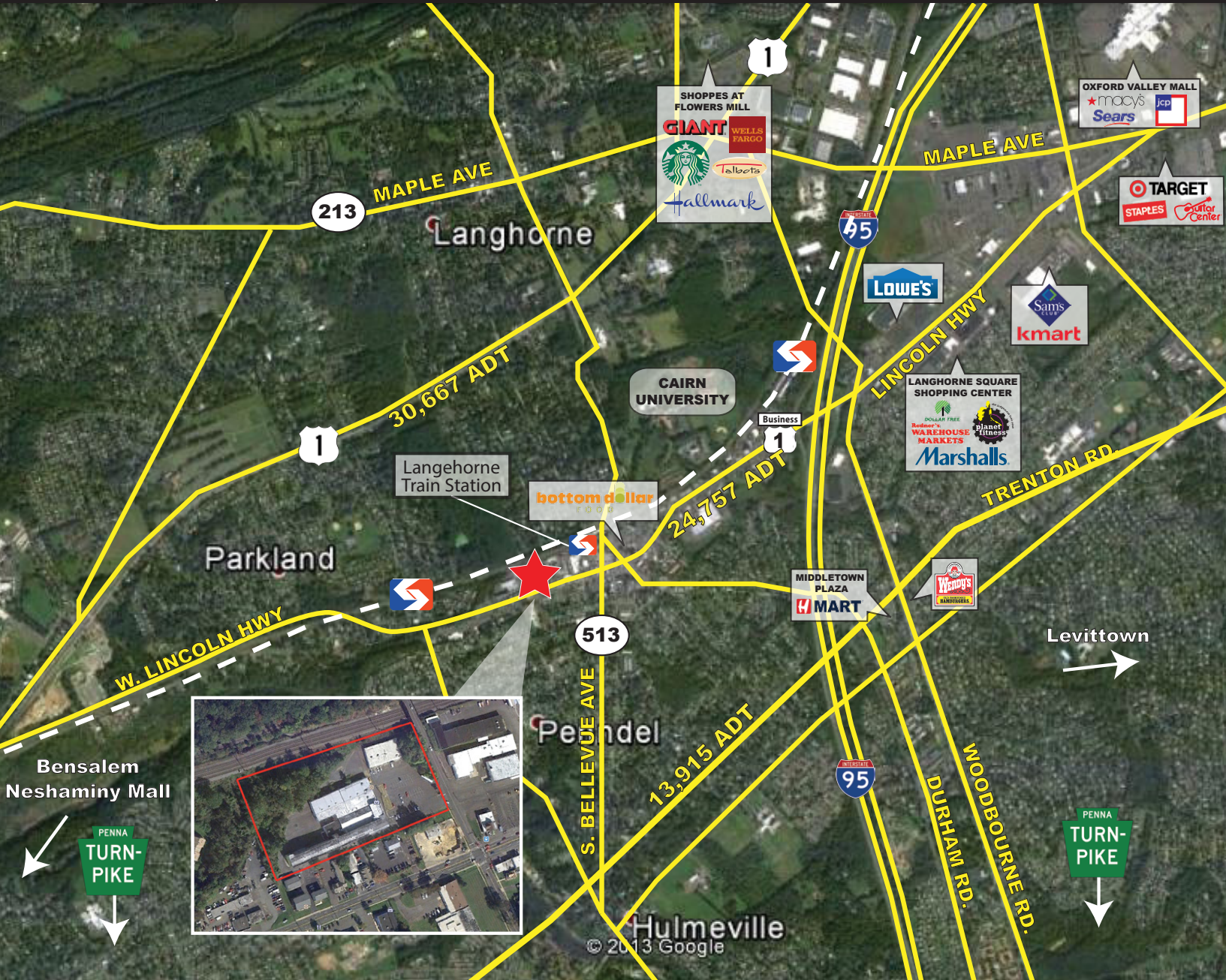
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REDEVELOPMENT OPPORTUNITY

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