

FOR LEASE CLIFTON HEIGHTS PLAZA

713 EAST BALTIMORE AVENUE | CLIFTON HEIGHTS | PA 19018



PROPERTY HIGHLIGHTS

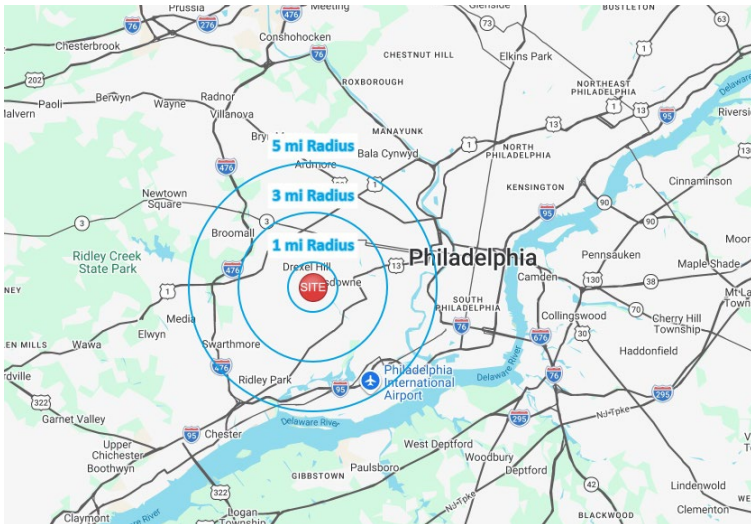
- Anchored by Dollar Tree, Lidl, Icon Beauty & Burlington
- Pad Sites Available, Ground Lease
- GLA of +/- 88,715 SF
- Located just west of Philadelphia
- Intersection: E Baltimore Ave. & Burmont Rd.
- Delaware County
- Intersection Traffic Count: 22,900 AADT

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



CLIFTON HEIGHTS PLAZA

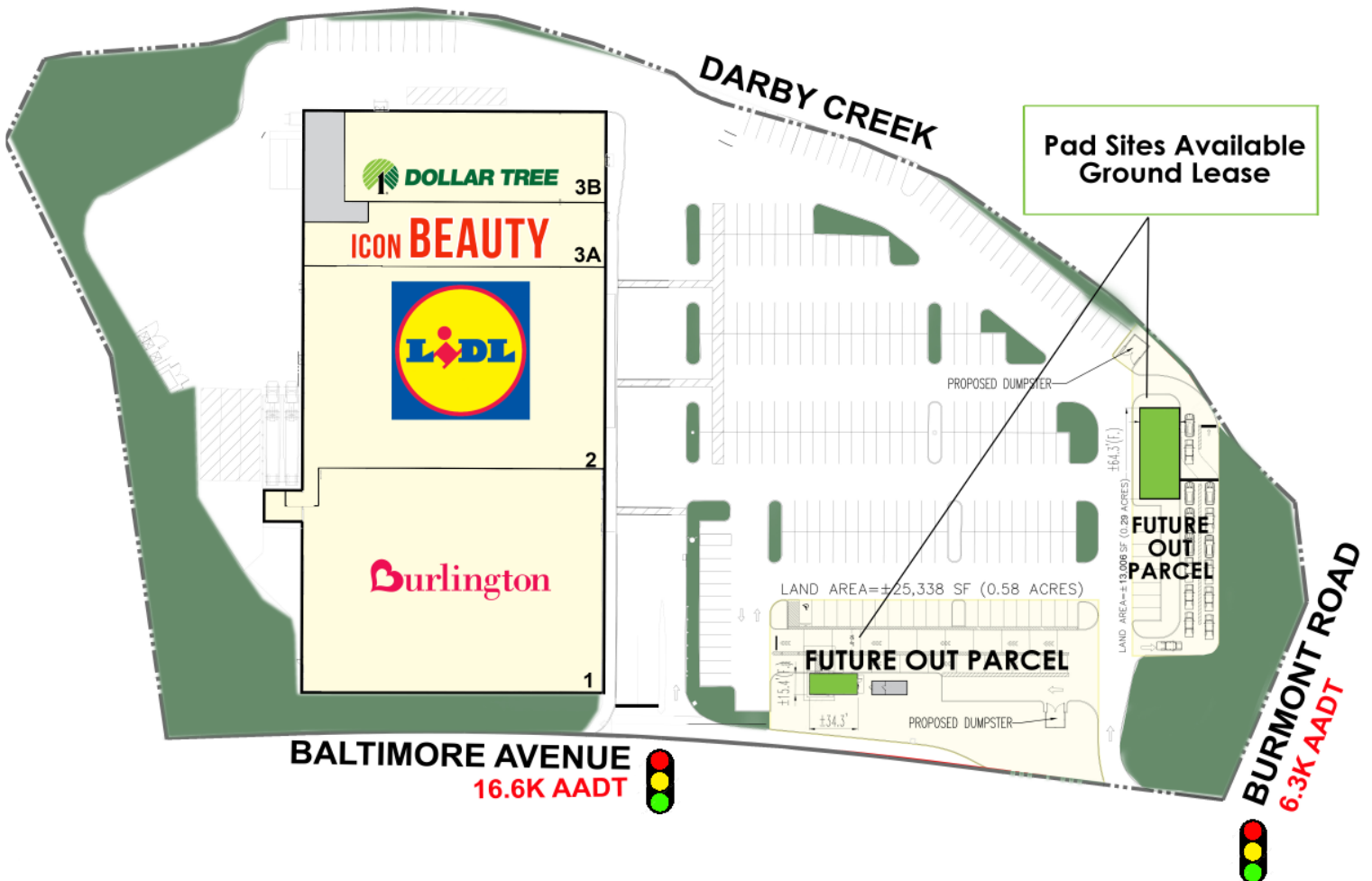
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DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	28,991	262,934	593,456
	\$78,673	\$79,198	\$81,071
AGE	38	36	37

AVAILABLE PAD SITES



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James A. Goldsmith, Lic. Real Estate Broker