

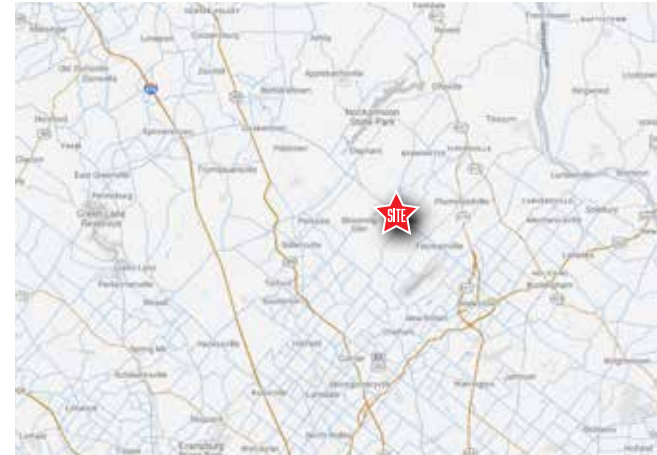
# DUBLIN TOWN CENTER | FOR LEASE | 1,544 TO 9,262 SF

161 North Main Street | Dublin Borough, PA 18917 | Bucks County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



**FOR LEASE | 161 North Main Street | Dublin Borough, PA 18917**

1,544 -  
9,262 SF  
Ground Floor

55,629 SF  
GLA

APRIL 2025  
Availability

LEASE RATE  
Upon Request

## PROPERTY INFORMATION

- Prime Retail Space Available for Lease - 1,544 to 9,262 SF
- Ideal location on Main Street in downtown Dublin Boro with easy access from surrounding areas
- New facade and new pylon recently completed
- Join Ace Hardware, Dollar General, PA Driver's Registration Center
- Ideal for: Boutique Fitness, Cell Phone, Coffee, Bakery, Cafe, Massage, Restaurants (Fusion Asian) and Medical Offices

Demographics	3 Miles	5 Miles	7 Miles
Population	12,722	47,884	110,651
Average HH Income	\$159,235	\$167,747	\$167,313
Total Businesses	314	1,621	5,028
Number of Employees	2,340	12,600	47,452

Traffic Counts  
 \*Data Source: Sites USA REGIS™ 2024  
 S Dublin Pk.: 14,549 VPD  
 Elephant Rd.: 2,508 VPD

FOR MORE INFORMATION DAVID DEPETRIS 610-941-4034 x107  
 PLEASE CONTACT: DDEPETRIS@LPRE.COM 856-912-1165 CELL



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## LEASING PLAN



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## SITE AERIAL



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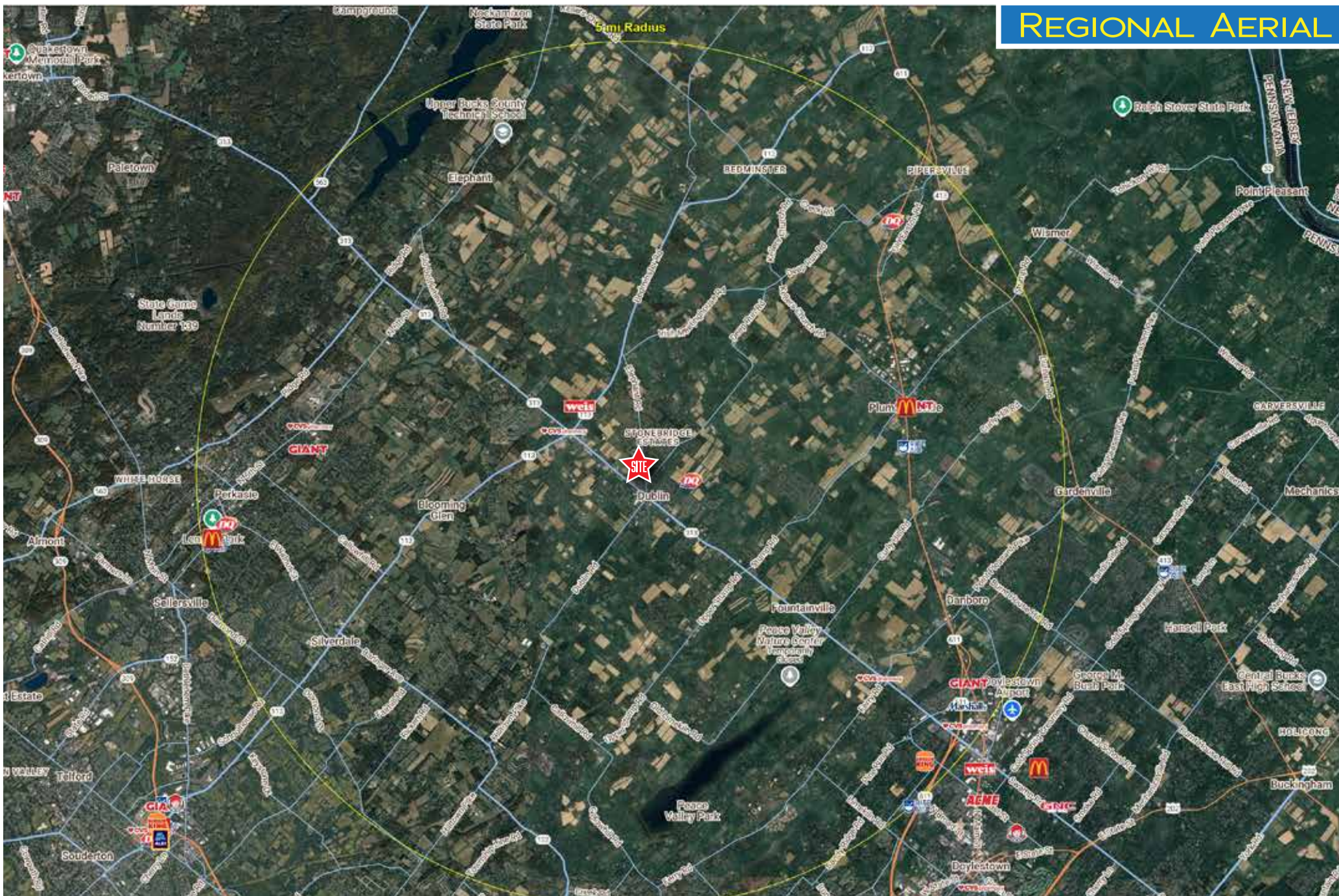
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## REGIONAL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

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## DEMOGRAPHICS

Population	3 Miles	5 Miles	7 Miles
Population (Est. 2024)	12,722	47,884	110,651
Projected Population (2029)	12,414	47,721	111,093
Projected Annual Growth (2024 to 2029)	-0.5%	-0.5%	-0.5%

### Households & Growth

Households	4,827	18,014	42,590
Projected HH (2029)	4,776	18,212	43,362
HH Growth with Children (2024 to 2029)	31.8%	30.6%	30.6%

### Income

Average HH Income (Est. 2024)	\$159,235	\$167,747	\$167,313
Median HH Income (2024)	\$123,046	\$133,875	\$134,396

### Daytime Population

Total Businesses (2024)	314	1,621	5,028
Number of Employees (2024)	2,340	12,600	47,452

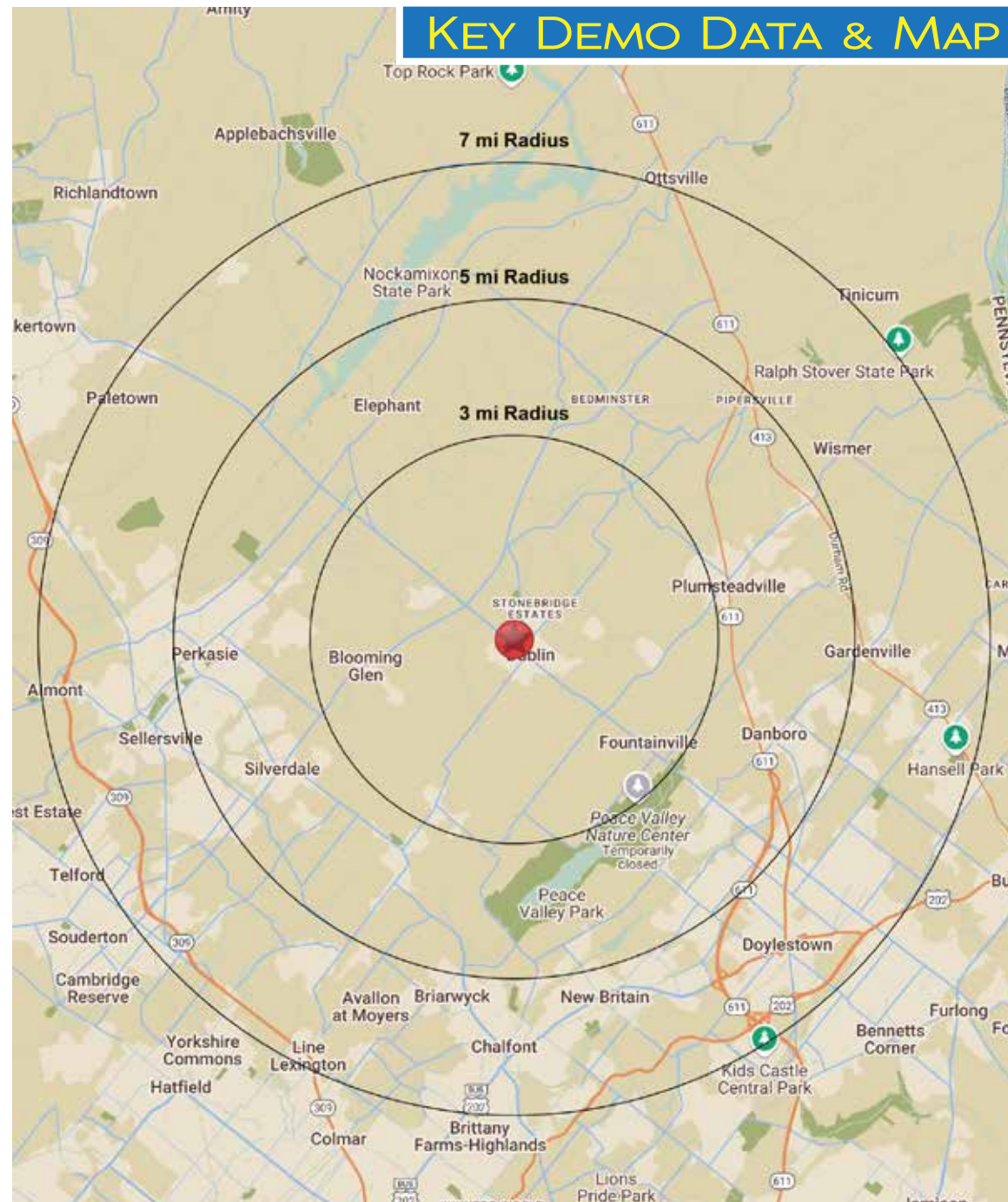
### Education

High School Graduate	24.9%	24.0%	22.9%
Some College	16.1%	15.8%	14.5%
Bachelor Degree	30.1%	30.6%	14.5%
Graduate	18.5%	18.6%	20.2%

Traffic Counts: S Dublin Pk.: 14,549 VPD • Elephant Rd.: 2,508 VPD

•Data Source: Sites USA REGIS™ 2024

## KEY DEMO DATA & MAP



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## SITE PHOTOS



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