

Fairless Hills Towne Center

461 S Oxford Valley Road
Fairless Hills, PA 19030

Join Co-Tenants: **GIANT** **DOLLAR TREE**

Gabe's **URGEFITNESS** **PLATO'S CLOSET**

1st State Kickboxing **FASTSIGNS** **Advance Auto Parts** **The UPS Store**

FYZICAL **MATHNASIUM**
Therapy & Balance Centers The Math Learning Center
Coming Soon

Property Information

- + Located in the heart of Fairless Hills
- + Fully signalized intersection with access from all surrounding roads
- + Newly renovated office space

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,733	93,318	194,283
Daytime Population	13,648	78,764	176,997
Average Household Income	\$109,377	\$131,396	\$133,463
Median Household Income	\$88,303	\$107,479	\$106,005



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For Lease

Up To ±11,551 SF & Proposed Pad Site Available

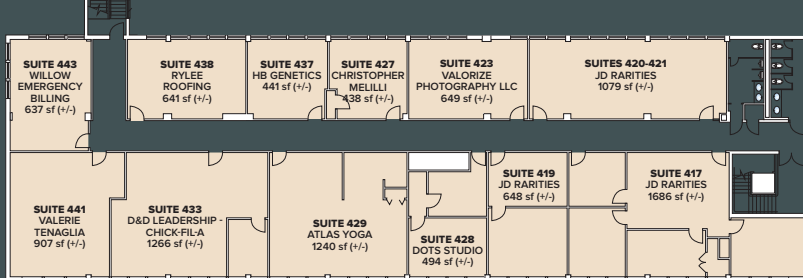
Site Plan

Retail

- | | | |
|--|--|---|
| 401 | 461 AVAILABLE - ± 11,551 SF | 489 Village Vet |
| 403 | 463 FASTSIGNS
More than fast. More than signs. | 491 GameStop |
| 405A | 465 | 493 Millennium Nail Spa |
| 405B The UPS Store | 471 PLATOS
closet | 494 Self Storage |
| 411 Levittown News | 475 | 495 Gabe's |
| 415 V&S Pizza | 477 Greenwood Cleaners | 496 URGEFITNESS |
| 445 MATHNASIUM
The Math Learning Center Coming Soon | 479 Yummy Asian | 497 Tri-State Martial Arts Academy |
| 447 Island Sun Tanning | 481 | 498 SELF STORAGE
FAIRLESS HILLS |
| 451 NEGOTIATING LOI - ± 4,557 SF | 483 Dental Savers | 499 WELLS FARGO |
| 452 Glassess Galore | 485 AVAILABLE - ± 3,000 SF | 601 Custard Stand |
| 455 | | 602 Leased |
| 457 | | 603 |

Office Space Plan

BUILDING 1 - SECOND FLOOR: 10,126 SF (+/-)



LEASE OUT LEASED AVAILABLE



**OFFICE
SECOND LEVEL**

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Property Photos



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