

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 Mixed Martial Arts **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

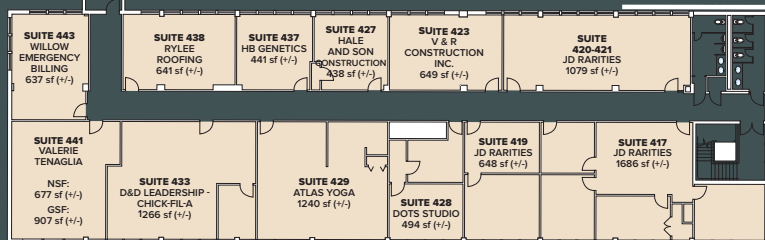
Site Plan

Retail		
401	461 AVAILABLE - ± 11,551 SF	489 Village Vet
403	463 FASTSIGNS More than fast. More than signs.	491 AVAILABLE - ± 2,000 SF
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 UNITED STATES POSTAL SERVICE	498 SELF STORAGE FAIRLESS HILLS
451 NEGOTIATING LEASE ± 4,557 SF	483 Dental Savers	499 WELLS FARGO
452 Glass Galore	485 AVAILABLE - ± 3,000 SF	601 Custard Stand
455 Benjamin Moore Paints		602 Leased
457 DOLLAR TREE		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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