

Re-development Pad Opportunity

539 North Main Street
Doylestown, PA 18901
Bucks County

Property Information

- + Excellent redevelopment opportunity
- + Daytime Population of 49,699 people within a 3 mile radius and 83,618 people within 5 miles
- + Across the street from busy, supermarket anchored Doylestown Shopping Center
- + Situated at the intersection of North Main Street and Old Dublin Pike with an average of over 19,000 vehicles per day
- + Doylestown is a highly desirable, affluent area; over 43% of homes are valued between \$500-\$750k

Nearby Retailers Include:



2023 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,036	38,564	81,158
Average Household Income	\$132,396	\$174,557	\$186,263
Median Household Income	\$94,902	\$126,633	\$138,248
Daytime Population	20,324	49,699	83,618



539 North Main Street | Doylestown, PA 18901

Conceptual Site Plans

Diagram illustrating the proposed retail building and parking lot layout on a site bounded by East Street and N Main Street.

Proposed Retail Building: 3,000 SF (2 Tenants), 14 Spaces.

Parking Lot: 10,000 SF, 14 Spaces.

Key Features and Setbacks:

- East Street:** 15' Building Setback, 5' Parking Buffer, 15' Building Setback, 5' Parking Buffer.
- N Main Street:** 15' Building Setback, 5' Parking Buffer.
- Internal Setbacks:** 10' (North of Building), 10' (West of Building), 10' (East of Building), 10' (South of Building).
- Other Features:** Existing Entrance to Main, Existing Entrance to Building, Existing Entrance to Main, Existing Entrance to Building, Existing Entrance to Main, Existing Entrance to Building.

[illegible]

Re-development Pad Opportunity

539 North Main Street | Doylestown, PA 18901

For Lease



Contact Us

Jim Creed

Senior Vice President

+1 484 567 2801

james.creed@cbre.com

Licensed: PA, DE

Licensed Salesperson: NJ

CBRE, Inc.

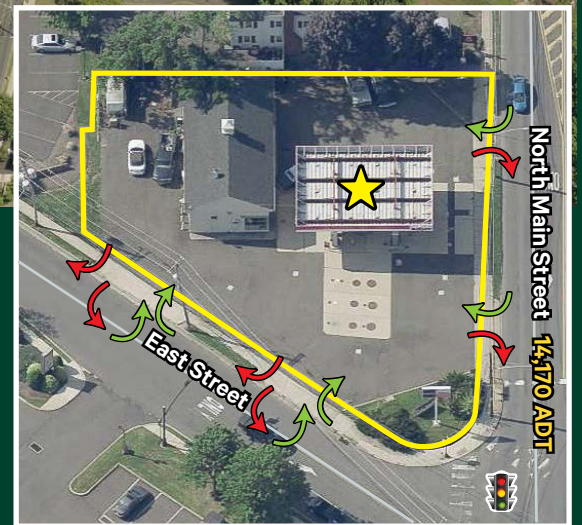
555 E. Lancaster Ave., Suite 120

Radnor, PA 19087

T +1 610 834 8000

F +1 610 834 1793

Licensed Real Estate Broker



© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.