

RETAIL PROPERTY FOR SALE

400 OTTER ST

Bristol, PA 19007

DEAL TEAM

400 Otter St | Bristol, PA 19007

RETAIL PROPERTY FOR SALE



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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

400 Otter Street | Bristol, PA 19007
For Sale – \$749,000

Freestanding commercial property on a 0.57-acre parcel in the heart of Bristol Borough. The site includes two buildings totaling approximately 4,700 SF: a 2,600 SF front retail/office building (currently in shell condition, ready for customization) and a 2,100 SF rear garage/shop with 10' ceilings and drive-in access.

The property offers excellent flexibility for a wide range of users — contractors, service businesses, auto-related, light industrial, or retail showroom with storage. Ample on-site parking and outdoor yard area provide added utility, a rare feature in this market.

Zoned General Commercial — ideal for contractors, trades, auto users, showrooms, or any business that needs a mix of office, warehouse, and outdoor yard space. A rare owner-user opportunity in Bucks County with easy access to Route 13 and I-95.

Ample on-site parking and yard storage

Excellent owner-user opportunity

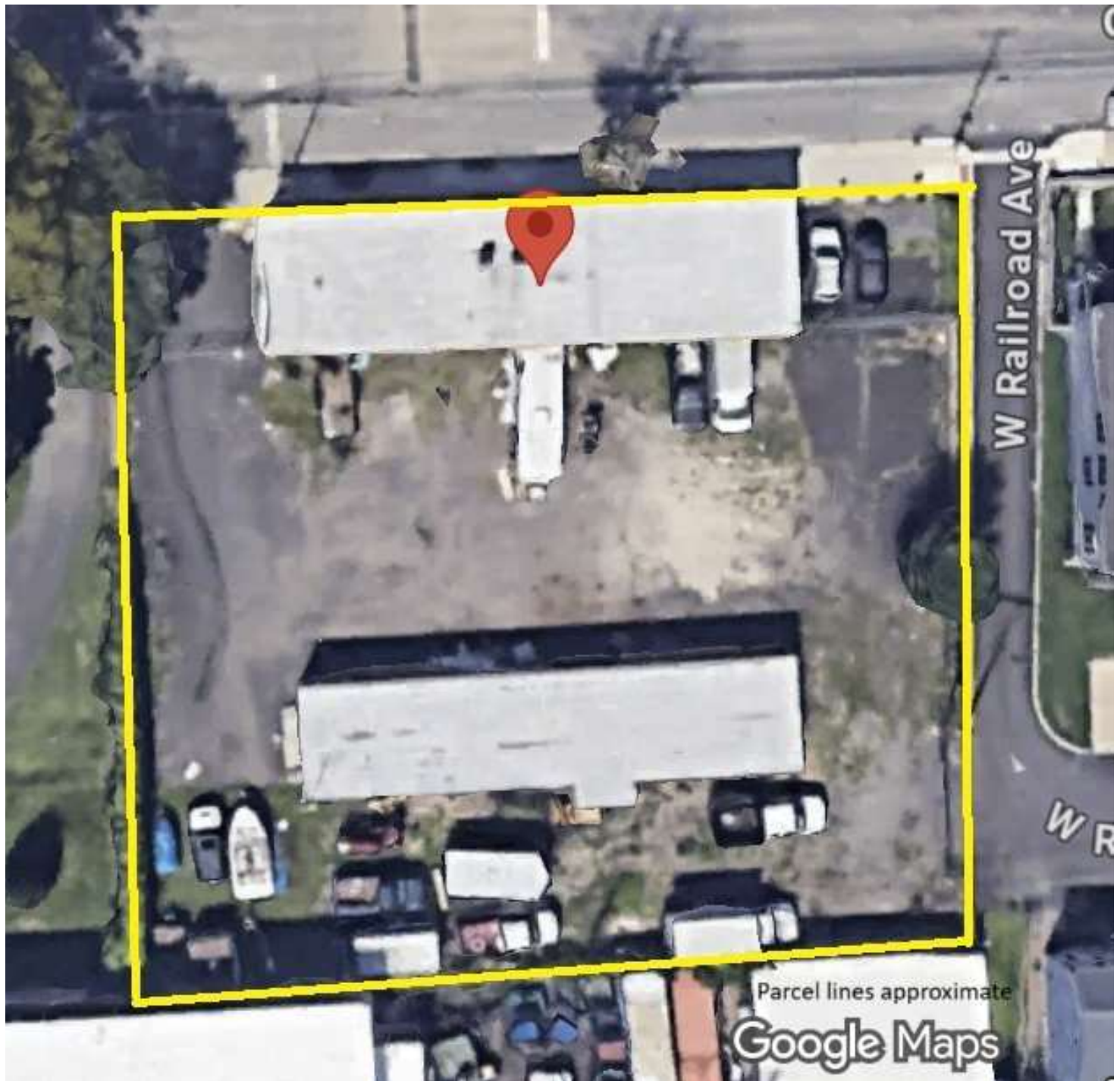
OFFERING SUMMARY

Sale Price:	\$749,000
Parcel Size:	25,010 SF / 0.57 Acres
Building Size:	±4,700 SF (2 buildings)
Front Building Size:	±2,600 SF office/retail (shell)
Rear Building Size:	±2,100 SF garage with drive-in

AREIAL VIEW

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SITE PLAN

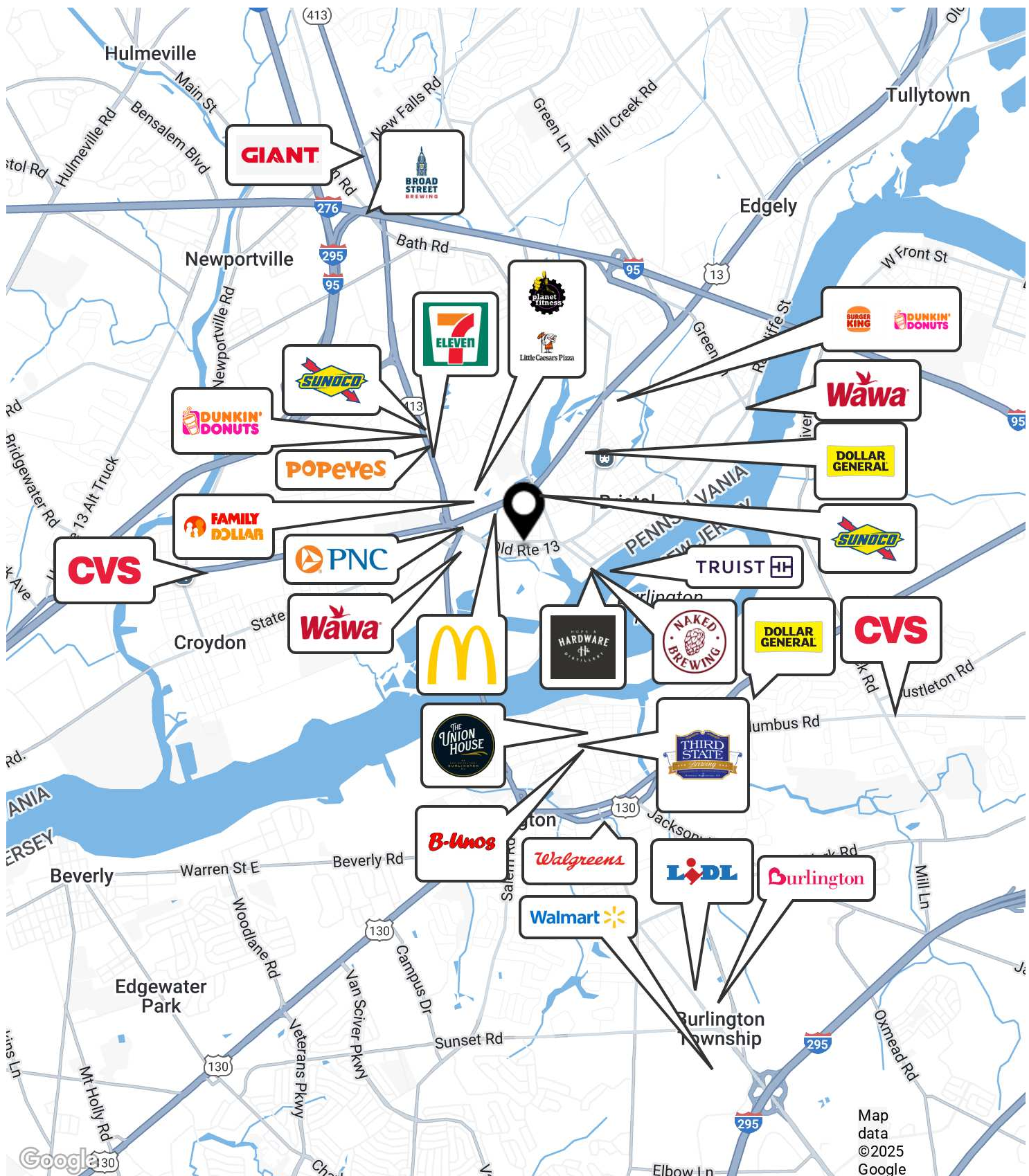
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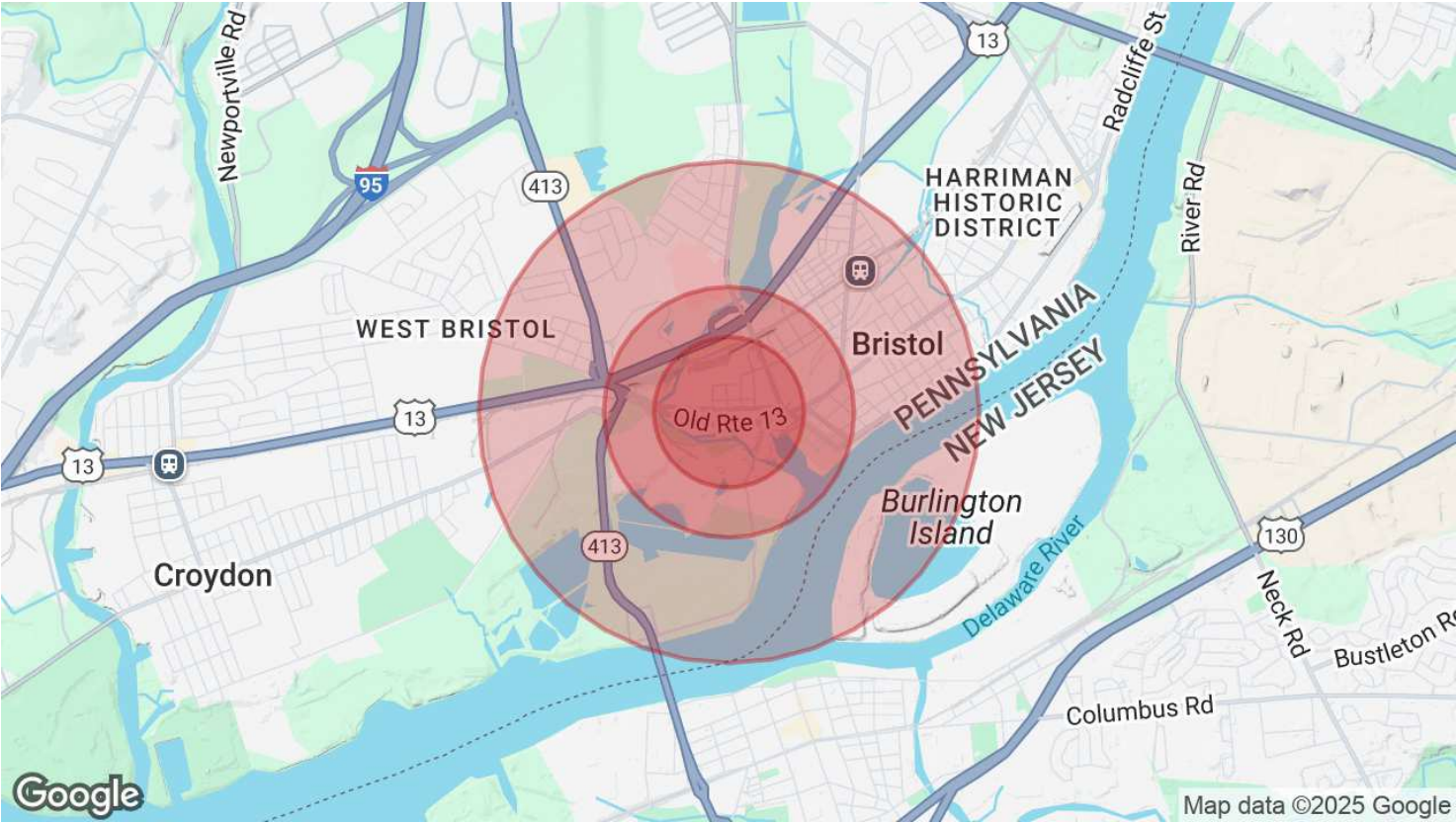
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,074	2,342	8,818
Average Age	38	39	41
Average Age (Male)	36	37	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	421	940	3,398
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$72,638	\$78,611	\$93,555
Average House Value	\$198,239	\$224,277	\$255,442

Demographics data derived from AlphaMap