

VERMILLION SQUARE
LEVITTOWN, PA

8919 NEW FALLS ROAD

±2,075 SF – 8,544 SF AVAILABLE FOR LEASE OR SUBLEASE!

PHILADELPHIA MSA

JOIN



Nationwide State Farm

STRONG NEIGHBORHOOD CENTER ALONG NEW FALLS ROAD



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get in touch.

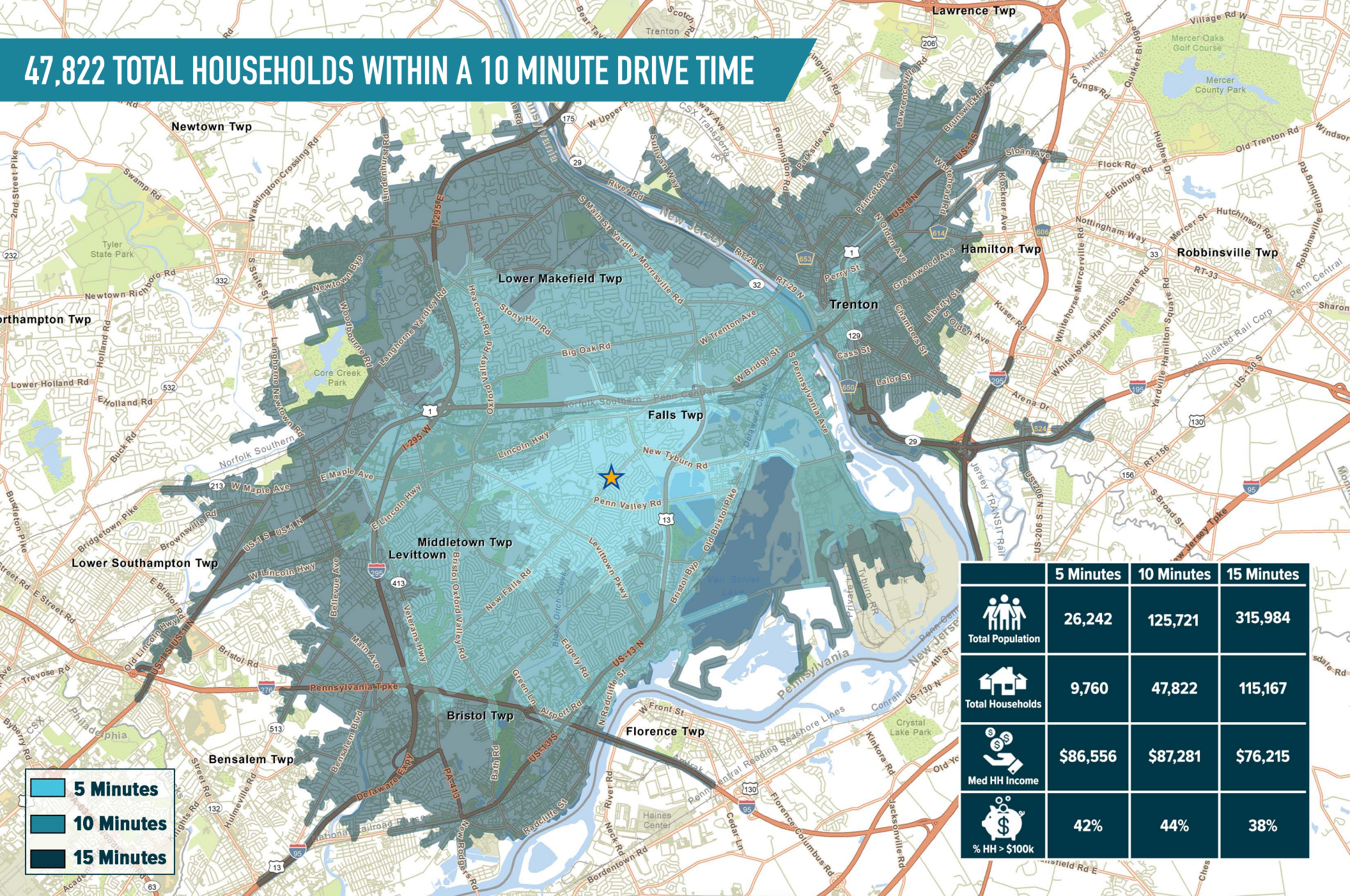
JONATHAN SPOERL

office 215.893.0300
direct 215.282.0155
jspoerl@metrocommercial.com

JOE DOUGHERTY

office 610.825.5222
direct 610.260.2670
jdougherty@metrocommercial.com

47,822 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



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METRO
COMMERCIAL

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AREA FACTS

Major Employers

- A LIMOTODAY.COM INC - 4276
- NEW JERSEY LABOR-WORKFORCE - 4000
- SHOP RITE - 3217
- CRESTWOOD SERVICES - 2000
- DEPARTMENT OF LABOR - 1900
- NEW JERSEY DEPT OF TREASURY - 1400
- TAXATION DIVISIONS - 1400
- CORRECTIONS DEPARTMENT - 1300
- LAW & PUBLIC SAFETY DEPT - 1300
- OFFICE OF INFORMATION TECH - 1000
- NEW JERSEY STATE PRISON - 1000
- PBA LOCAL 105 NEW JERSEY STATE - 1000
- TRENTON PSYCHIATRIC HOSPITAL - 900
- PUBLIC DEFENDERS OFFICE - 885
- NEW JERSEY DEPT OF EDUCATION - 800
- EMPLOYMENT SERVICES DIV - 700
- WALMART SUPERCENTER - 600
- BUCKS COUNTY COURIER TIMES - 600
- ANN KLEIN FORENSIC CTR - 600
- GAMESA WIND US - 600
- NEW JERSEY DEPT-LAW-PUBC- 600
- ASPEN CHIMNEY SVC - 500
- SPECIAL EDUCATION DIV - 500
- NEW JERSEY JUDICIARY APPELLATE- 500
- NEW JERSEY DEPT OF HUMAN SVC - 500

TAPESTRY REPORT



LifeMode Group: GenXurban

Parks and Rec

5C

Households: 2,449,600

Average Household Size: 2.51

Median Age: 40.9

Median Household Income: \$60,000

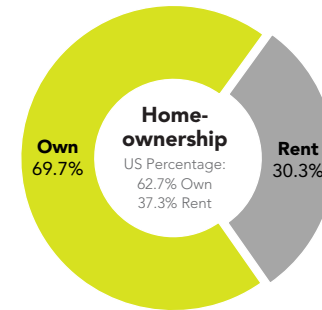
HOUSING



Typical Housing:
Single Family

Median Value:
\$198,500

US Median: \$207,300



MARKET PROFILE

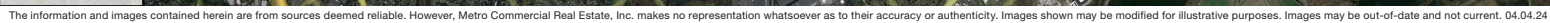
- Cost and practicality come first when purchasing a vehicle; Parks and Rec residents are more likely to buy SUVs or trucks over compact or subcompact vehicles.
- Budget-conscious consumers stock up on staples at warehouse clubs.
- Pass time at home watching documentaries on Animal Planet, Discovery, or History channels. For an outing, they choose to dine out at family-style restaurants and attend movies.
- Convenience is important in the kitchen; they regularly use frozen or packaged main course meals. Ground coffee is preferred over coffee beans.
- Residents here take advantage of local parks and recreational activities. Their exercise routine is a balance of home-based exercise; a session at their local community gym; or a quick jog, swim, or run.

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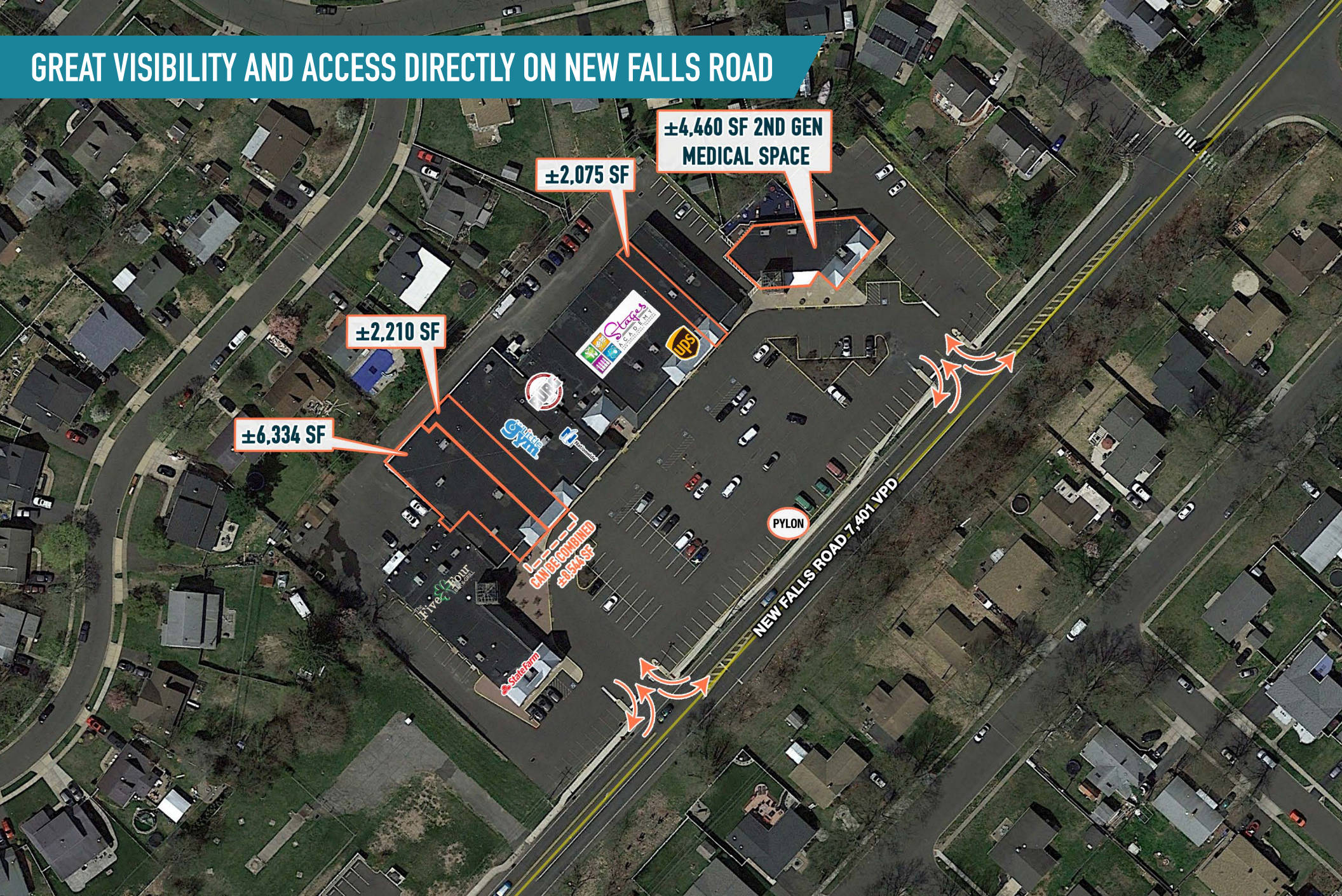


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GREAT VISIBILITY AND ACCESS DIRECTLY ON NEW FALLS ROAD



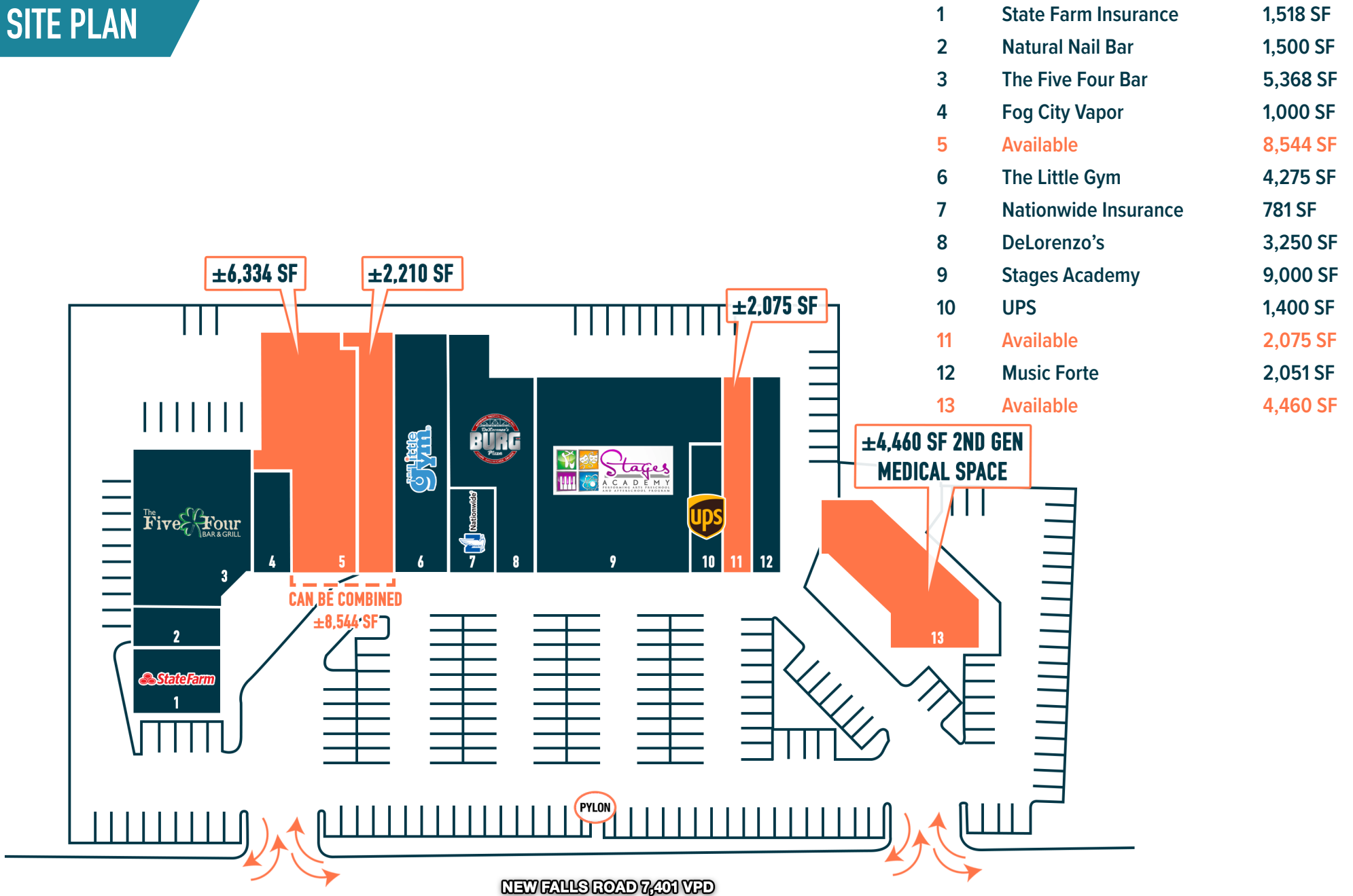
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SITE PLAN



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PROPERTY PHOTO



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PYLON PHOTO



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