

VERMILLION SQUARE  
**LEVITTOWN, PA**  
8919 NEW FALLS ROAD  
±2,075 SF – 8,544 SF AVAILABLE FOR LEASE OR SUBLEASE!  
PHILADELPHIA MSA

JOIN



STRONG NEIGHBORHOOD CENTER ALONG NEW FALLS ROAD



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get in touch.

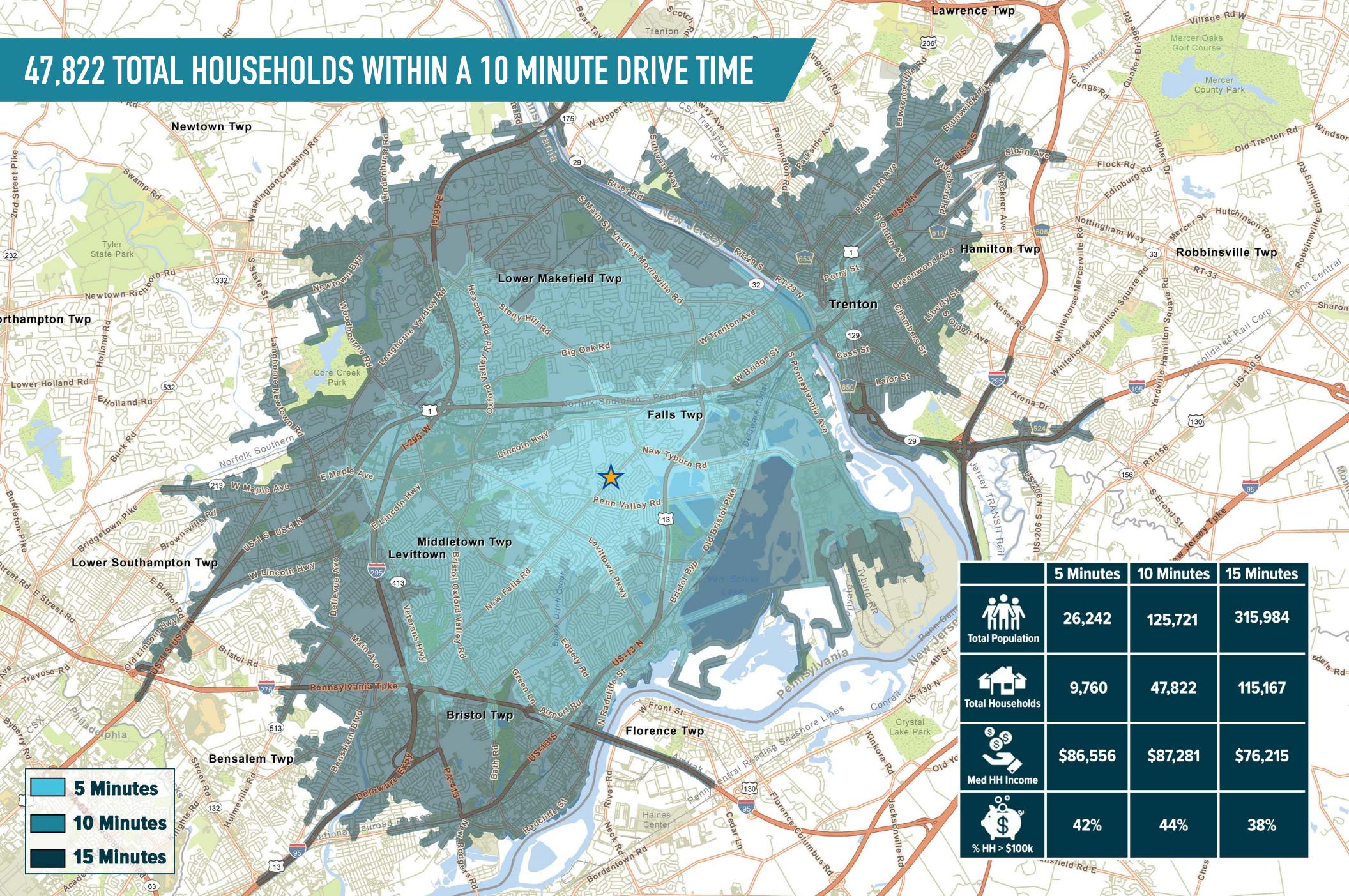
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# 47,822 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



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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

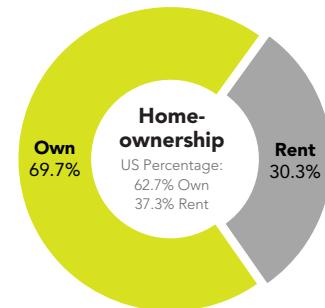
Households: 2,449,600  
Average Household Size: 2.51  
Median Age: 40.9  
Median Household Income: \$60,000

## 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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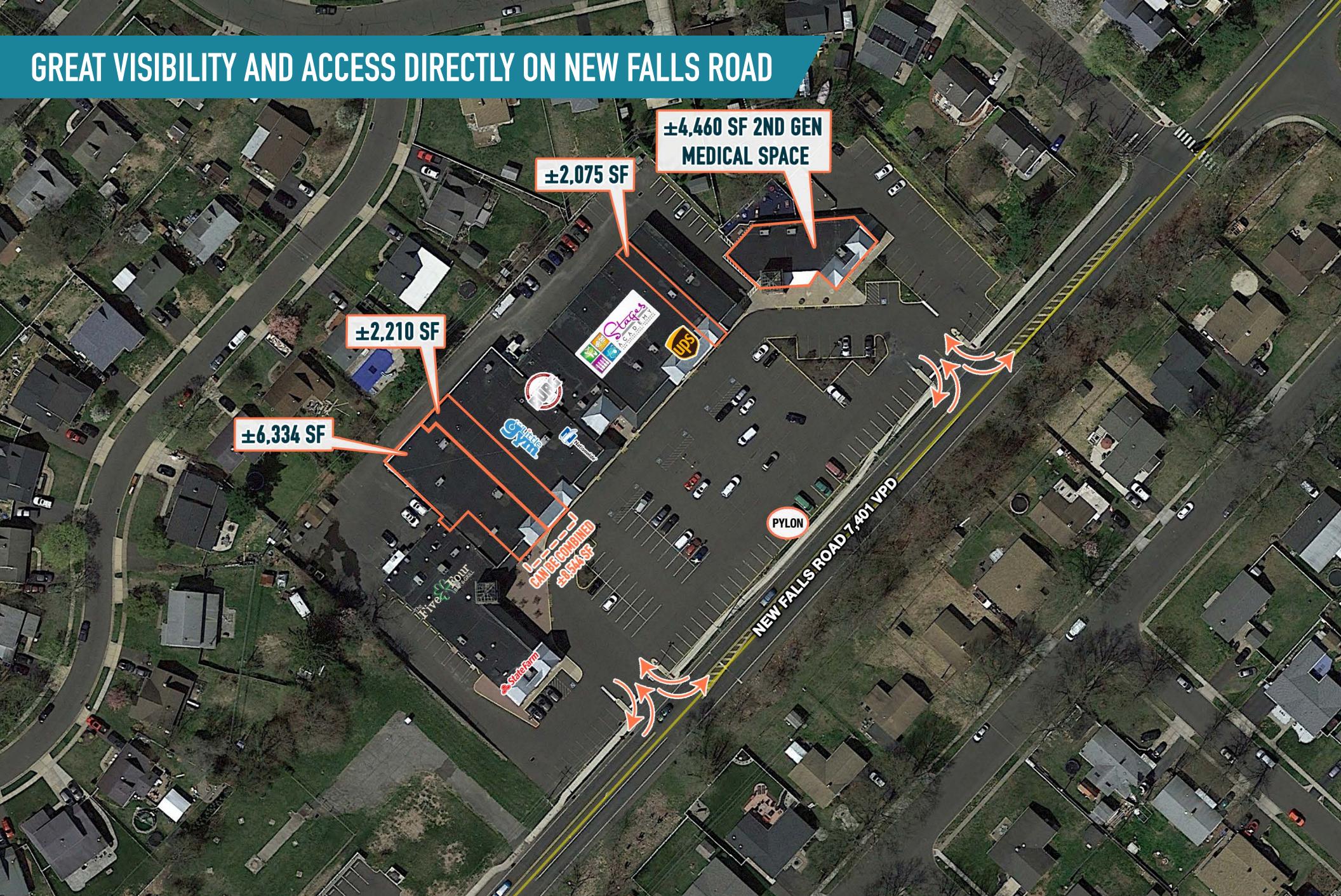
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# GREAT VISIBILITY AND ACCESS DIRECTLY ON NEW FALLS ROAD



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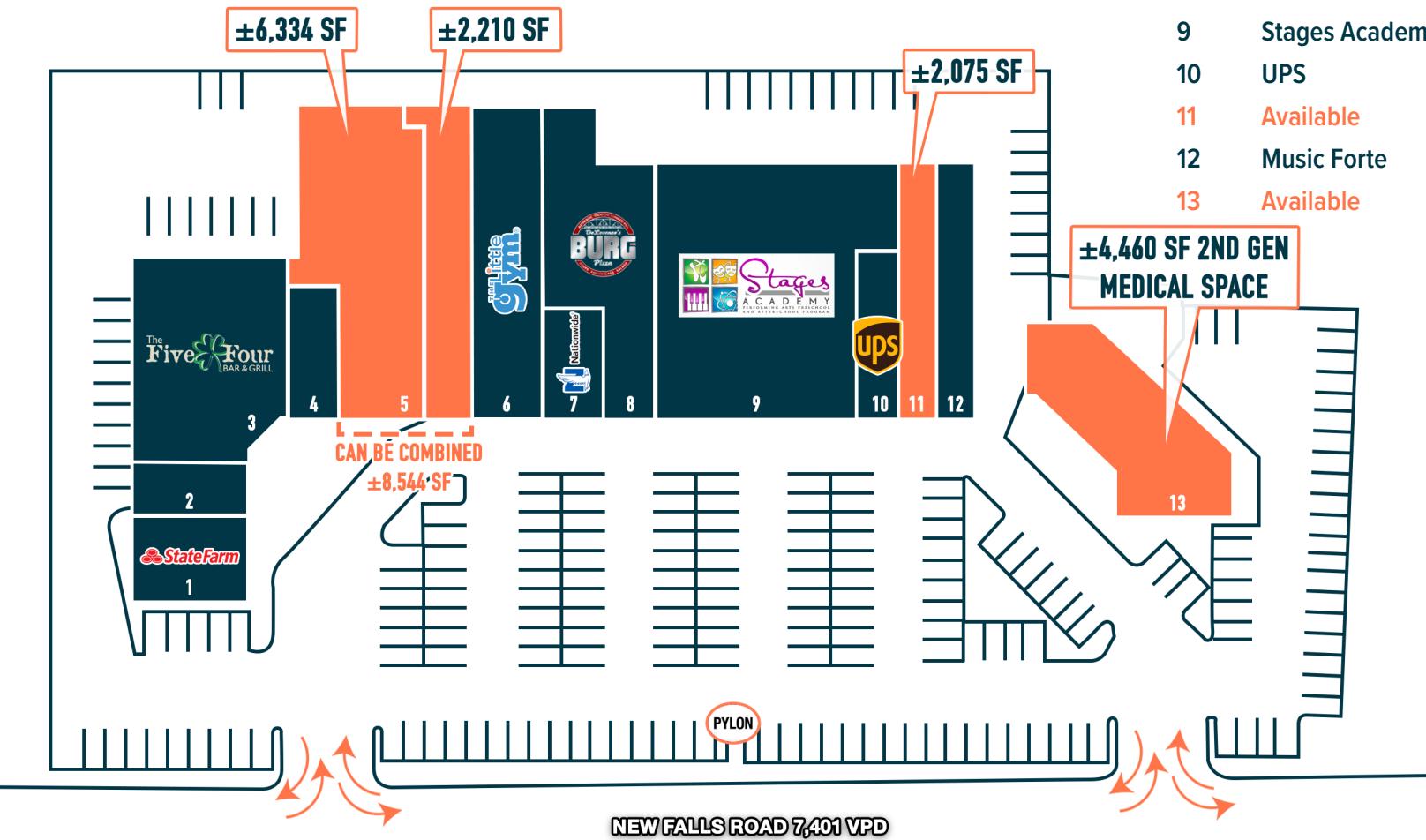
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# SITE PLAN



1	State Farm Insurance	1,518 SF
2	Natural Nail Bar	1,500 SF
3	The Five Four Bar	5,368 SF
4	Fog City Vapor	1,000 SF
5	Available	8,544 SF
6	The Little Gym	4,275 SF
7	Nationwide Insurance	781 SF
8	DeLorenzo's	3,250 SF
9	Stages Academy	9,000 SF
10	UPS	1,400 SF
11	Available	2,075 SF
12	Music Forte	2,051 SF
13	Available	4,460 SF

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# PROPERTY PHOTO



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