

NEWPORT PLAZA
LEVITTOWN, PA

4525 NEW FALLS ROAD

±3,300 SF AND PAD SITE AVAILABLE FOR LEASE

JOIN

DOLLAR GENERAL

 Citizens Bank

Bank of America 

 capitahealth

NEW FACADE AND PYLON COMPLETE



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL

get in touch.

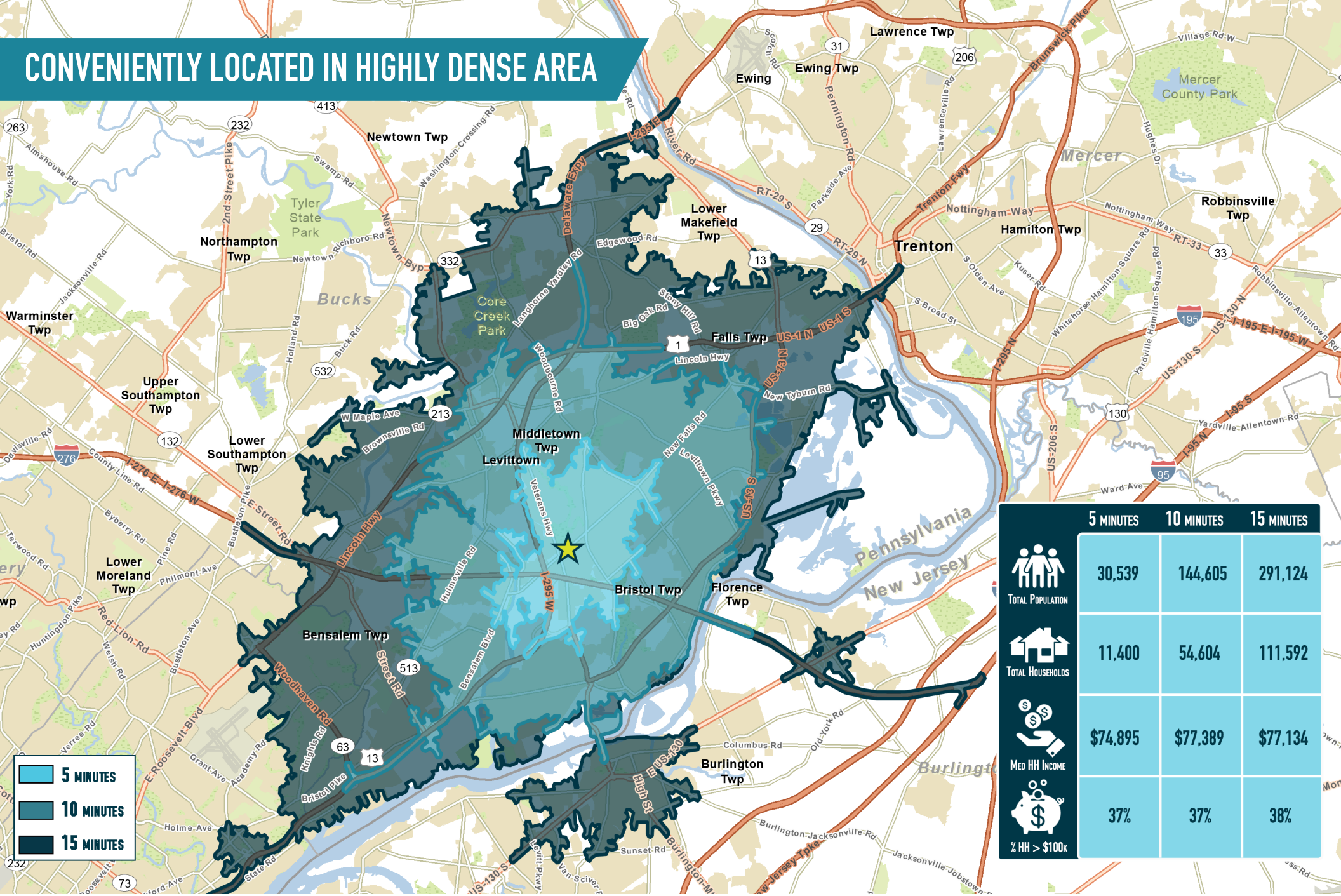
JOE DOUGHERTY

office 610.825.5222
direct 610.260.2670
jdougherty@metrocommercial.com

JONATHAN SPOERL

office 215.893.0300
direct 215.282.0157
jspoerl@metrocommercial.com

CONVENIENTLY LOCATED IN HIGHLY DENSE AREA



| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|------------------|-----------|------------|------------|
| TOTAL POPULATION | 30,539 | 144,605 | 291,124 |
| TOTAL HOUSEHOLDS | 11,400 | 54,604 | 111,592 |
| MED HH INCOME | \$74,895 | \$77,389 | \$77,134 |
| % HH > \$100K | 37% | 37% | 38% |

■ 5 MINUTES
■ 10 MINUTES
■ 15 MINUTES

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 08.28.23

NEWPORT PLAZA
LEVITTOWN, PA
 4525 NEW FALLS ROAD



www.metrocommercial.com

SURROUNDING RETAILERS INCLUDE GIANT, WALGREENS AND MORE



SITE

- DOLLAR GENERAL**
- Citizens Bank
- Bank of America ATM
- capitalhealth MEDICAL GROUP

St. Mary Medical Center

- DOLLAR TREE**
- Retro Fitness

GIANT



WELLS FARGO

BIG LOTS!
FAMILY DOLLAR

HARRY S TRUMAN HIGH SCHOOL

RAMADA

Americas Best Value Inn

CVS pharmacy

ACME

Walgreens

THE MOUNTAIN DEPOT

- Walmart SUPERCENTER
- ROSS DRESS FOR LESS
- DOLLAR TREE**

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.28.23

NEWPORT PLAZA
LEVITTOWN, PA
4525 NEW FALLS ROAD



www.metrocommercial.com

BANK OF AMERICA ATM DRIVE-THRU OPEN!



SITE

DOLLAR GENERAL

Citizens Bank

capitalhealth
MEDICAL GROUP

AVAILABLE
±3,300 SF

AVAILABLE
PAD SITE

BANK OF AMERICA
ATM

GIANT

WELLS FARGO

St. Mary
Medical Center

DOLLAR TREE

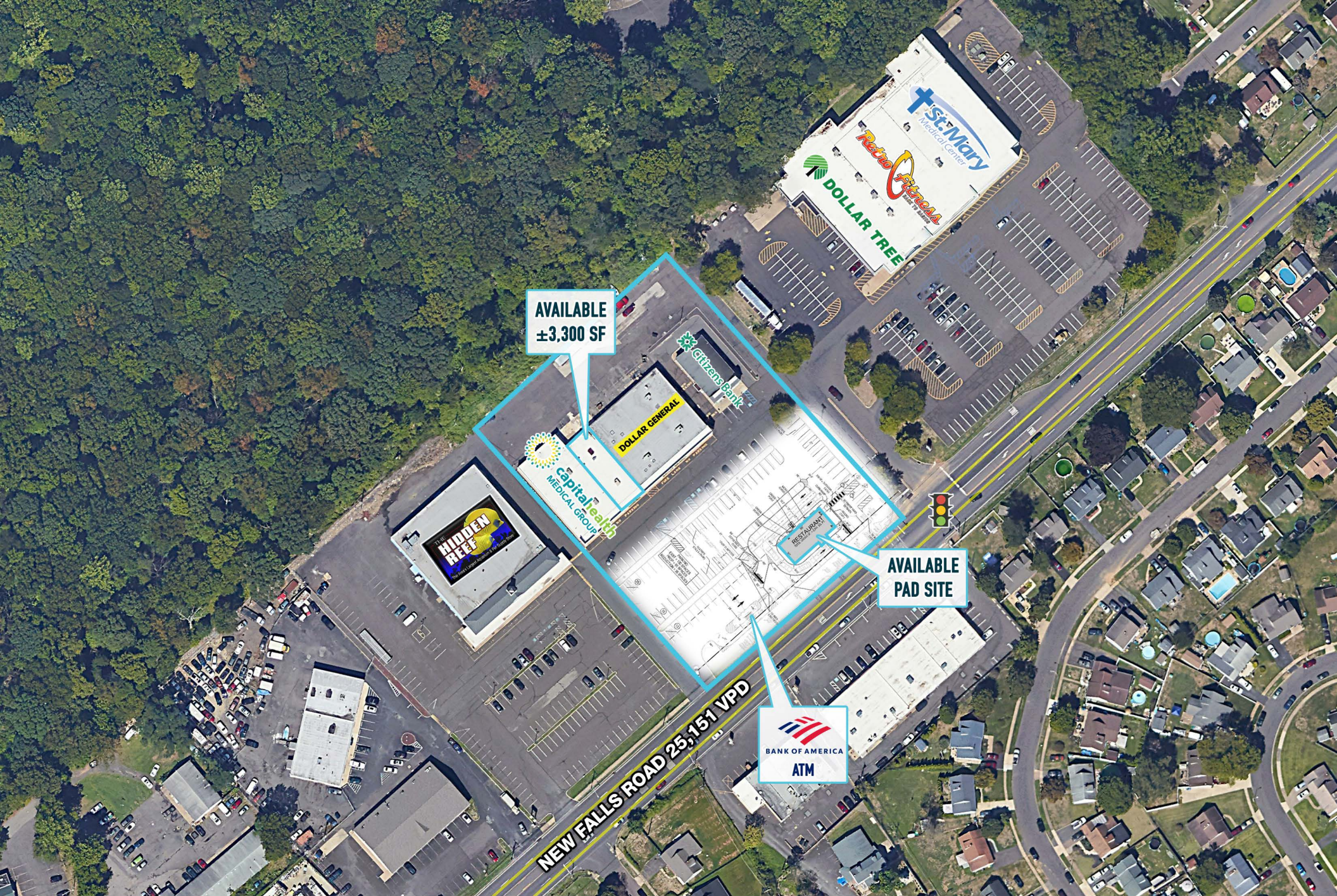
Retro Fitness
BACK TO BASICS

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 3.17.20

NEWPORT PLAZA
LEVITTOWN, PA
4525 NEW FALLS ROAD



www.metrocommercial.com



AVAILABLE
±3,300 SF

AVAILABLE
PAD SITE

BANK OF AMERICA
ATM

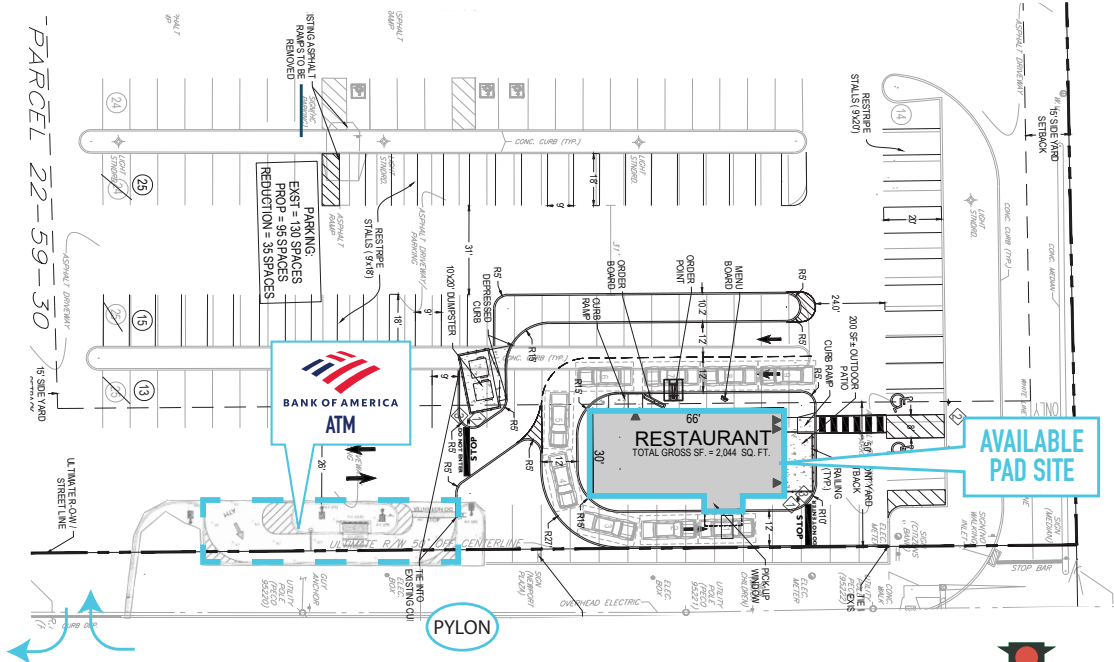
The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 3.17.20

NEWPORT PLAZA
LEVITTOWN, PA
4525 NEW FALLS ROAD

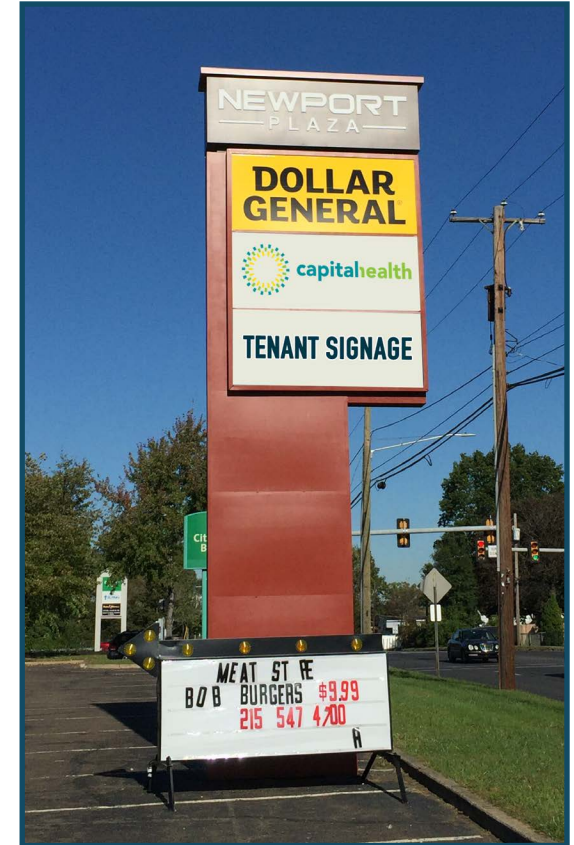


www.metrocommercial.com

±3,300 SF INLINE SPACE AVAILABLE!



NEW FALLS ROAD 25,151 VPD



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 08.28.23

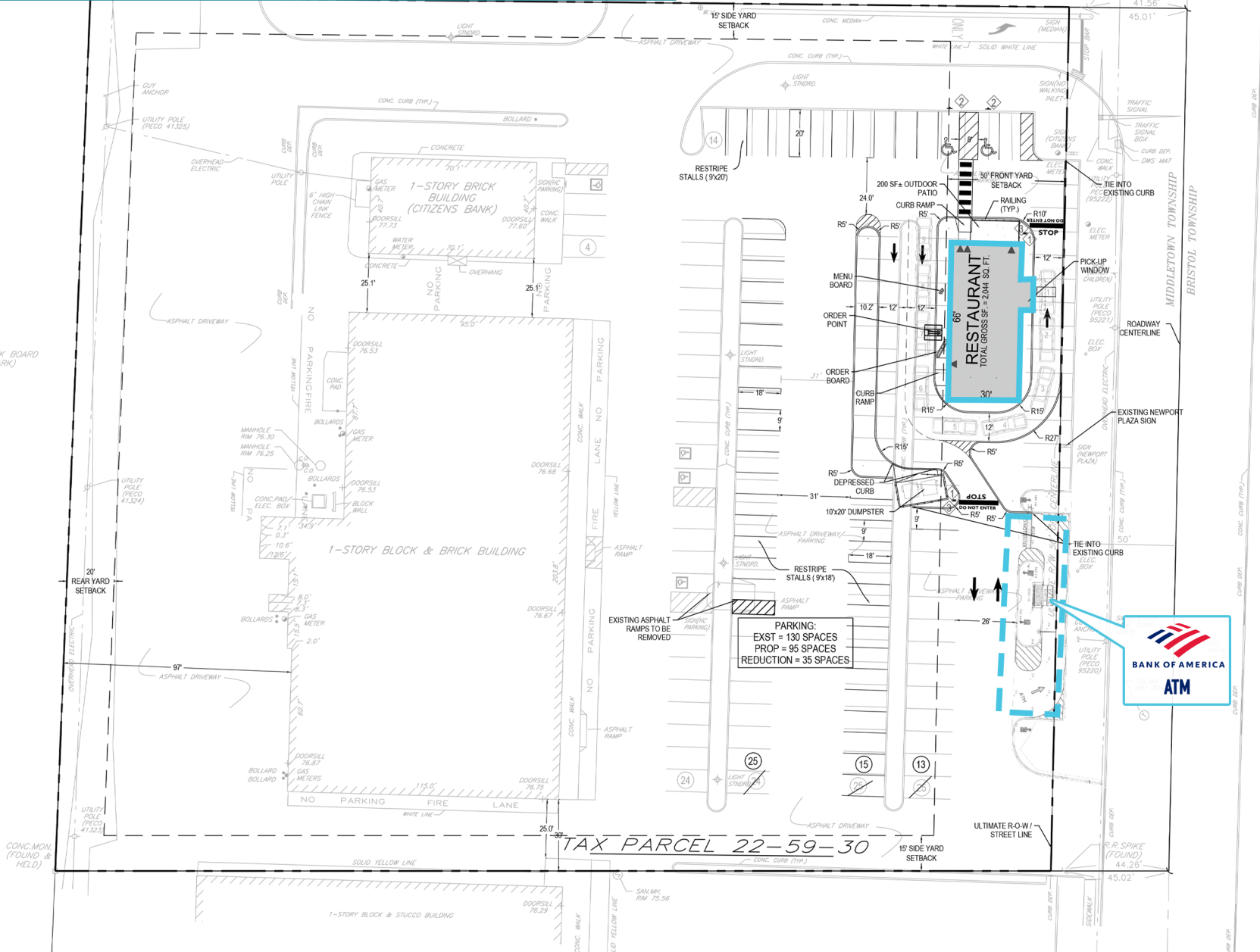
**NEWPORT PLAZA
LEVITTOWN, PA
4525 NEW FALLS ROAD**



www.metrocommercial.com

CONCEPTUAL PLAN 1: RESTAURANT WITH DRIVE-THRU

T.P. 22-59-26
N/F BUCKS COUNTY PARK BOARD
(FROSTY HOLLOW PARK)



NEW FALLS ROAD (S.R. 2006)

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 3.17.20

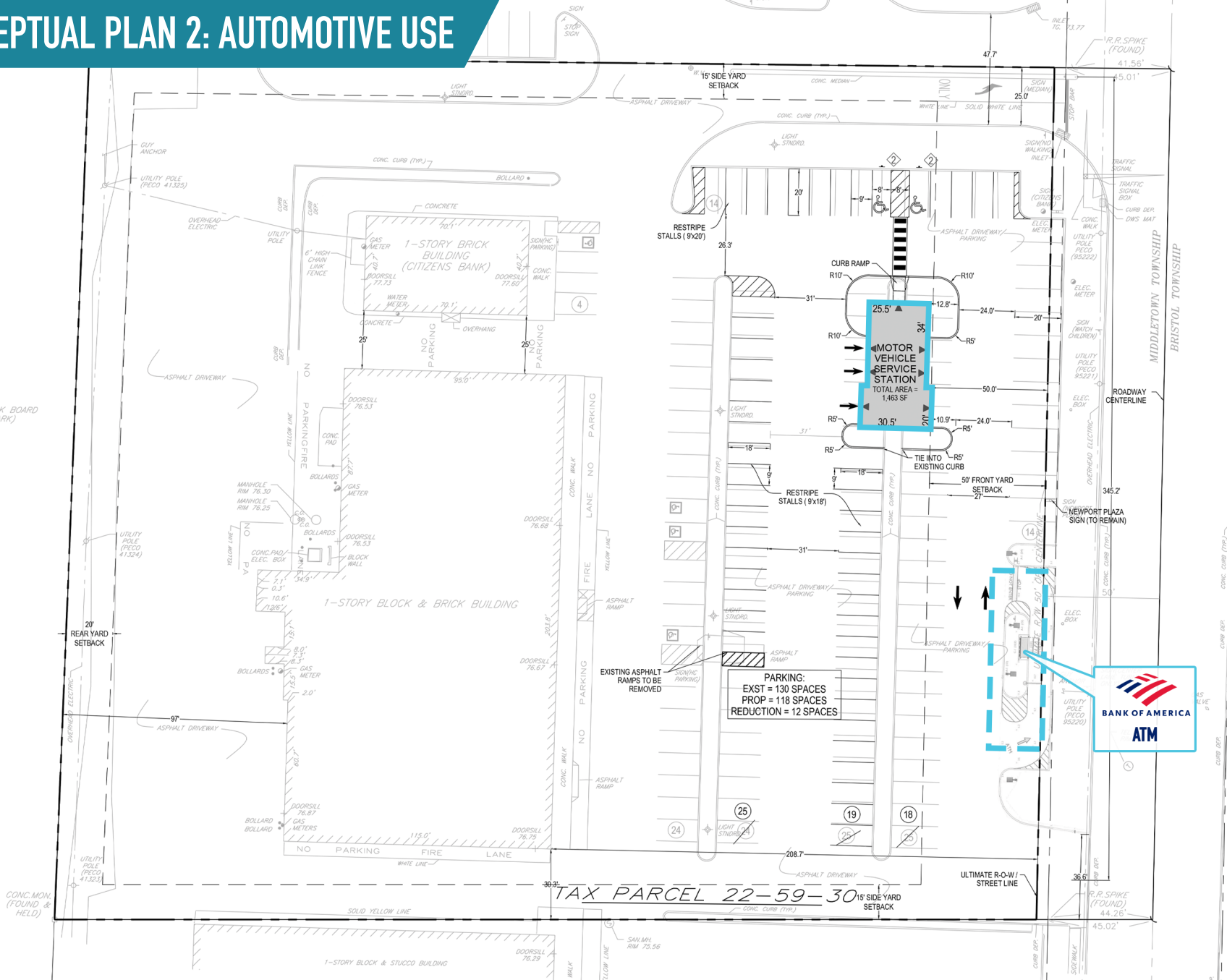
NEWPORT PLAZA
LEVITTOWN, PA
4525 NEW FALLS ROAD



www.metrocommercial.com

CONCEPTUAL PLAN 2: AUTOMOTIVE USE

T.P. 22-59-26
N/F BUCKS COUNTY PARK BOARD
(FROSTY HOLLOW PARK)



NEWPORTVILLE-FALLSINGTON ROAD L.R. 09012
(a.k.a NEW FALLS ROAD)

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 3.17.20

NEWPORT PLAZA
LEVITTOWN, PA
4525 NEW FALLS ROAD



www.metrocommercial.com