

VILLAGE AT NEWTOWN SOUTH

FOR LEASE

SOUTH EAGLE ROAD & SWAMP ROAD | NEWTOWN, PA

PRIME FREE-STANDING BUILDING AVAILABLE

VIEW PROPERTY 

AVAILABLE
4,245 SF



HIGHLIGHTS

- 4,245 SF free-standing office space on 3 floors
- Strong demographics with high disposable incomes
- Adjacent to Council Rock North High School (1,724 students)
- Less than 2 miles from Bucks County Community College
- Access from Newtown Bypass at traffic-lit intersection of Swamp Road and South Eagle Road

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,568	45,546	113,443
AVERAGE HH INCOME	\$201,607	\$194,882	\$203,972
DAYTIME EMPLOYEES	6,663	22,012	49,952

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2026 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE 2025

 Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

 ICSC
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT

RICHARD L. SOLOFF

RICHARD@SRDRE.COM | 610.834.0400

VILLAGE AT NEWTOWN SOUTH

SITE PLAN

FOR LEASE

SOUTH EAGLE ROAD & SWAMP ROAD | NEWTOWN, PA

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UNIT	TENANT/SPACE	UNIT	TENANT/SPACE	UNIT	TENANT/SPACE	UNIT	TENANT/SPACE	UNIT	TENANT/SPACE
1	Available 4,245 SF, 3 Floors	6	Sherwin Williams	12	H&R Block	18C/D	Bright Now! Dental	23A	PetSmart
2A	Mattress Firm	7	Primo Hoagies	13	Kumon Math & Reading Center	18E	Edward Jones	23B/C	Ace Hardware
2B/C	La Stalla Ristorante	8	Marco's Pizzeria	14	Quest Diagnostics	18F	Removery	24	PNC Bank
2D	La Stalla Office	8A	Nail Perfection & Spa	15	Newtown Book Shop	18G	Beaudee Lash Bar		
3	Lunachick Boutique	8B	75 Cabinets, LLC	16	Great Clips	18H	Orangetheory Fitness		
4	Rita's Water Ice	9	McCorriston Agency	16A	4 Ever Young	18I/19	A Child's World		
5	Wendy's	10	The Parcel Place Plus	17	The Borsht Belt Deli	20	Newtown Farmer's Market		
		11	Santina's Pastry Shoppe by Nino	18A/B	Newtown Beer	21/22	Aria Health/Jefferson Health <i>Coming Soon!</i>		

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SITE IMAGES

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AVAILABLE: 4,245 SF FREE-STANDING



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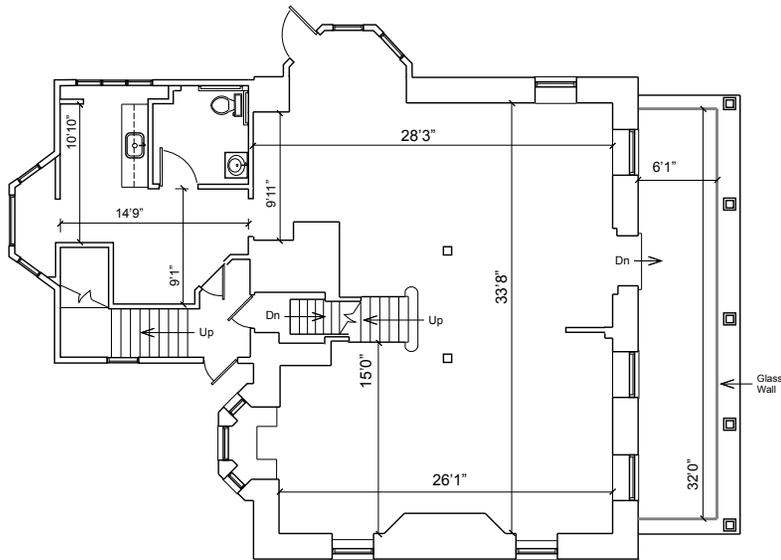
FOR LEASE

SOUTH EAGLE ROAD & SWAMP ROAD | NEWTOWN, PA

FLOOR PLANS

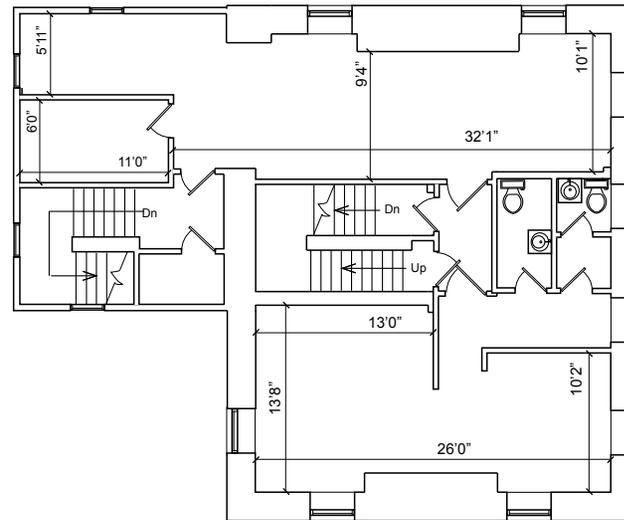
[VIEW PROPERTY](#)

AVAILABLE: 4,245 SF FREE-STANDING



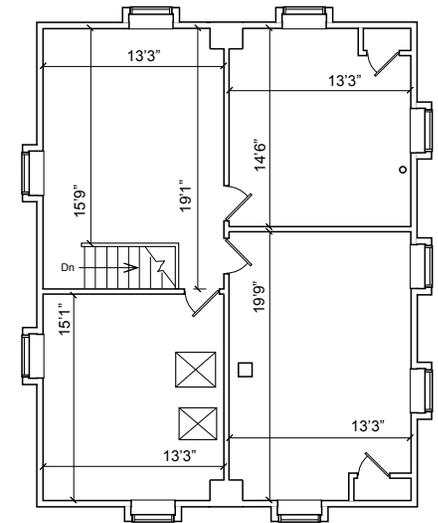
FIRST FLOOR
1,770 Gross Sq. Ft.
(Incl. 197 SF Enclosed Porch)

FIRST FLOOR PLAN



SECOND FLOOR
1,487 Gross Sq. Ft.

SECOND FLOOR PLAN



THIRD FLOOR
988 Gross Sq. Ft.

THIRD FLOOR PLAN

VILLAGE AT NEWTOWN SOUTH

LOW AERIAL

FOR LEASE

SOUTH EAGLE ROAD & SWAMP ROAD | NEWTOWN, PA

VIEW PROPERTY 



BUCKS COUNTY
COMMUNITY COLLEGE
14,386 STUDENTS/STAFF

NEWTOWN SHOPPING CENTER

- ACME
- Staples
- BED BATH & BEYOND
- Hair cutters
- Applebees
- YOGASIX
- Chick-fil-A
- WAREHOUSE
- CLUB PILATES

VILLAGE AT NEWTOWN

- MCCAFFREY'S FOOD MARKETS
- SALADWORKS
- ULTA
- TURNING POINT
- HARVEST
- lululemon
- FIVE GUYS
- CHIPOTLE
- Bank of America
- BOMBA
- IRON HILL BREWERY & RESTAURANT
- PLAYA BOWLS
- CHOPT
- RALLY HOUSE
- EUROPEAN WAX CENTER
- KO
- Starbucks

SITE

TYLER STATE PARK

NEWTOWN MIDDLE
785 STUDENTS

COUNCIL ROCK NORTH HIGH
1,724 STUDENTS

NEWTOWN BYPASS
35,015 AADT

SWAMP ROAD
8,935 AADT

532

532

Citizens



DUNKIN'
Baskin Robbins



ANTHROPOLO
BERNIE BR ROBBINS
verizon

GOODNOE'S CORNER

- FIRSTTRUST BANK
- AT&T
- GREEN PARROT RESTAURANT-DUB-DACH
- JULES THIN CRUST

FINE WINE & GOOD SPIRITS



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