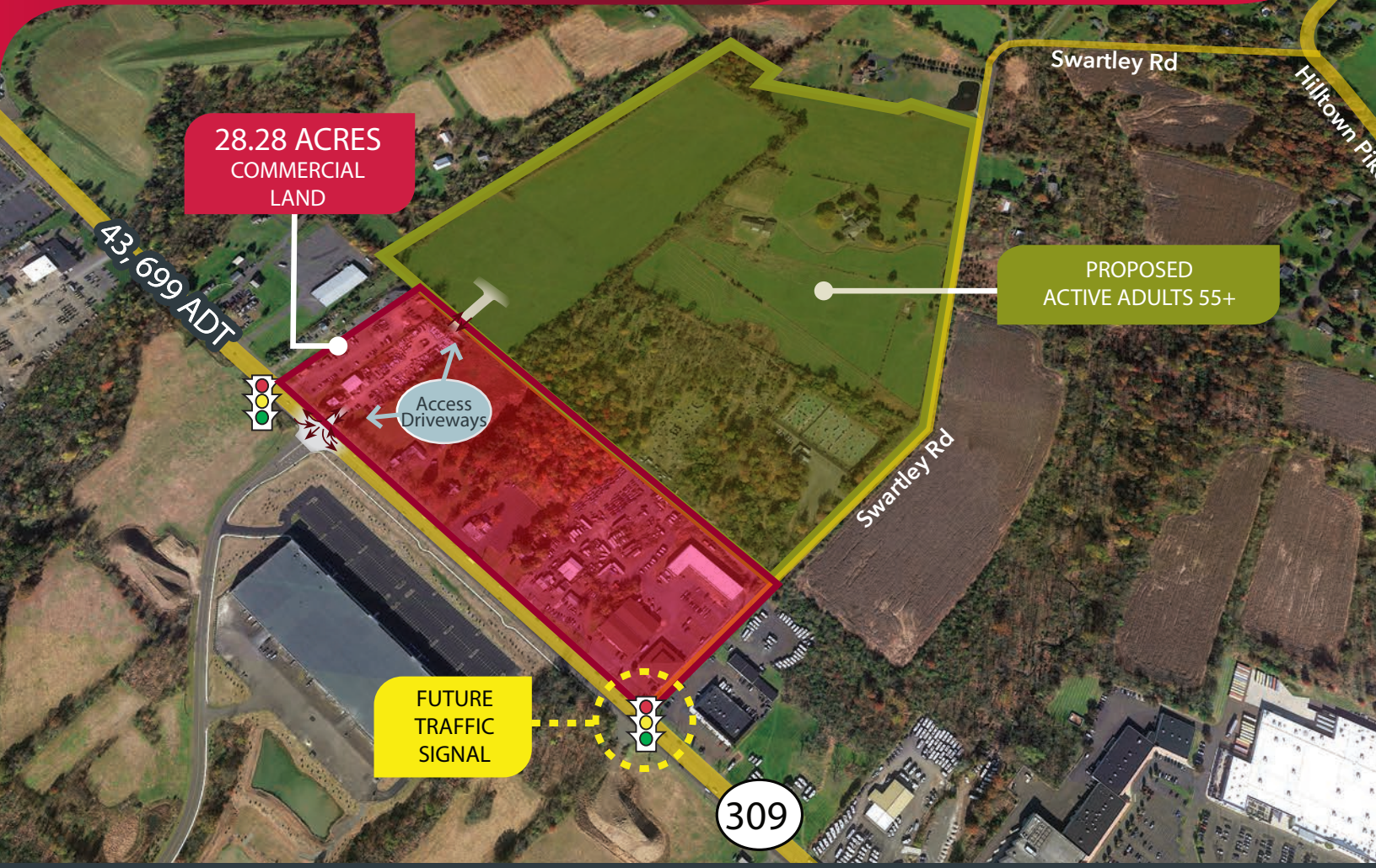


FOR SALE OR LEASE 28.28 ACRES OF COMMERCIAL LAND HILLTOWN SHOPPING CENTER SITE



1701-2021 BETHLEHEM PIKE, HATFIELD | BUCKS COUNTY, PA

PROPERTY OVERVIEW

- Retail Commercial Land
- Sale / Lease or joint venture
- Possible uses: fast food, convenience and retail strip
- Current leases are short term due to potential redevelopment
- Dense population in metro Philadelphia market
- Sterling Industrial Park 700,000 SF development under construction across the street
- Many major retailers in this retail corridor
- Traffic light

CONTACT Bradley Swidler
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D 717.208.8669

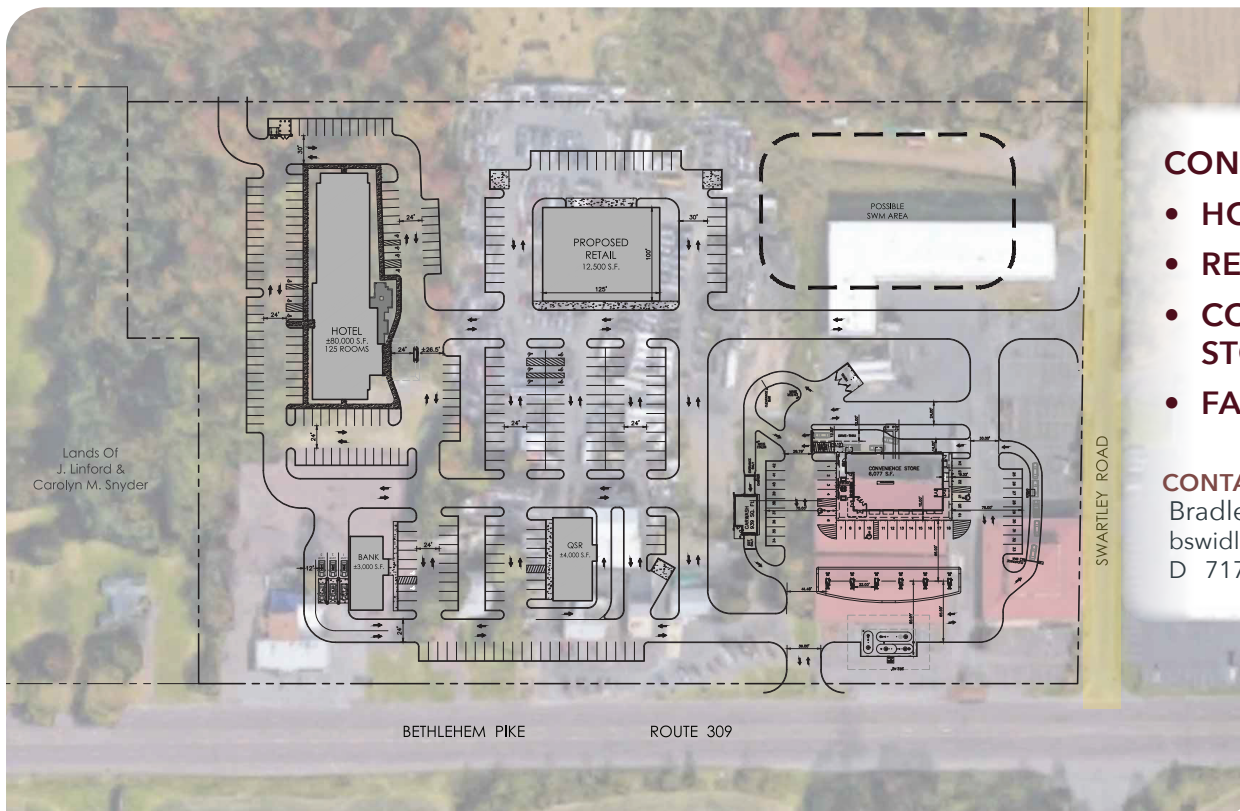


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY DETAILS



Property Address:	1701-1903 and 1911-2021 Bethlehem Pike, Hatboro, PA 19440		
Township:	Hilltown Township		
County:	Bucks		
Market:	Philadelphia MSA		
Submarket:	Hatfield		
APN/Tax Parcel No.:	15-022-196, 15-022-197, 15-022-198, 15-022-199 15-032-002, 15-032-001, 15-032-195		
Zoning Description:	PC-1 planned commercial ideal for retail usage including retail and restaurants		
Location Description:	RT 309, Hilltown Twp, Hatfield, Bucks County, PA		
Total Land Acreage:	28.28	Utilities:	<ul style="list-style-type: none"> Public water to the site
Total Land Square Feet:	TBD		<ul style="list-style-type: none"> Public sewer to the site Electric in service
Frontage:	+/- 1,868		<ul style="list-style-type: none"> Gas needs to be extended short distance
Topography:	Flat	Avg. Daily Traffic Count: 43,699 VPD (Route 309)	
Sale Price:	Subject to Offers	Lease Price:	Call for Details



CONCEPT PLAN:

- HOTEL
- RETAIL
- CONVENIENCE STORE
- FAST FOOD

CONTACT

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RETAIL, RESTAURANTS AND AMENITIES



CONTACT

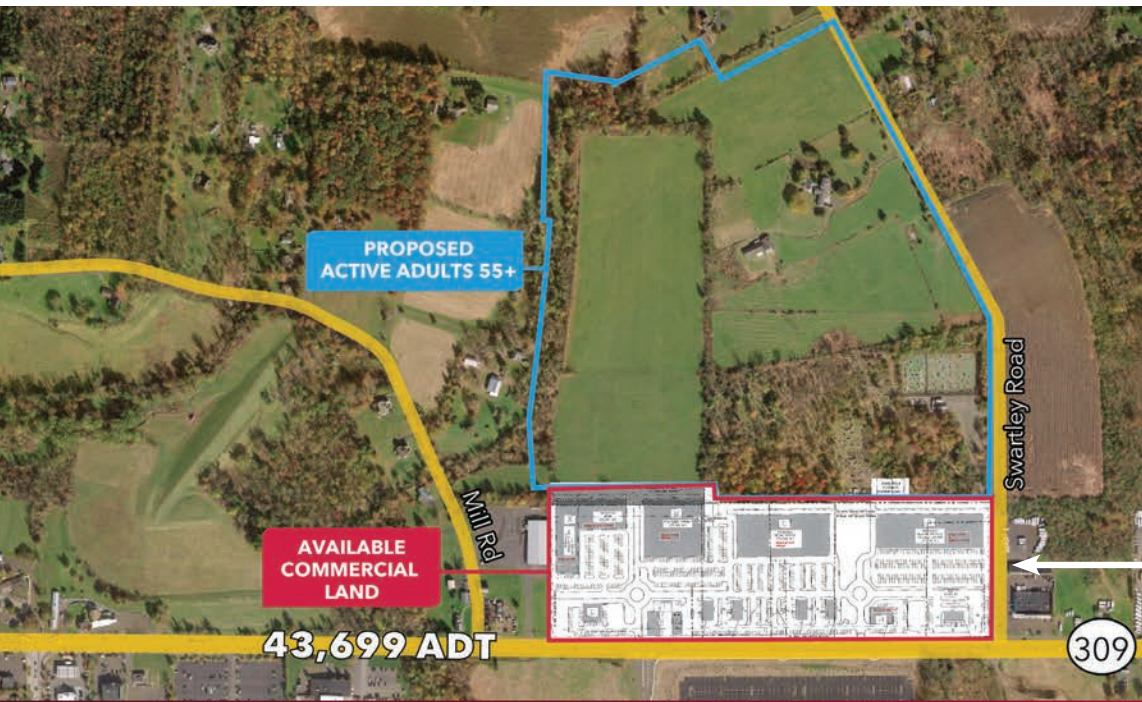
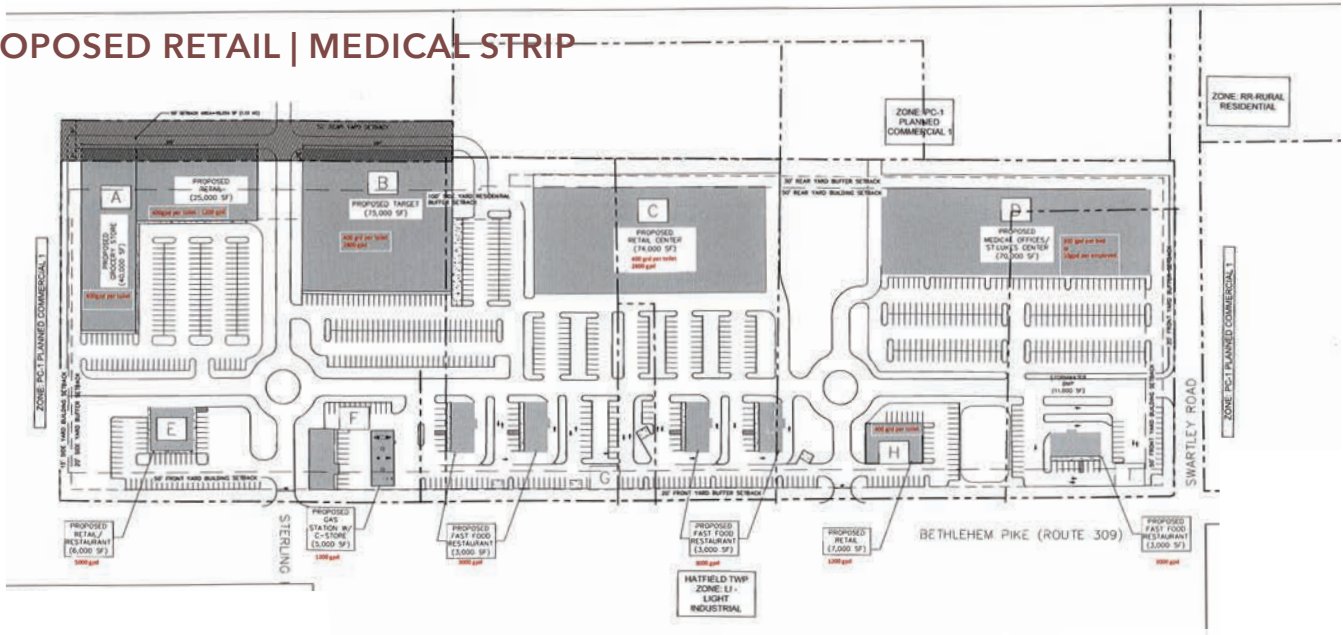
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HILLTOWN SHOPPING CENTER SITE | HATFIELD, PA



Proposed rendering of retail strip

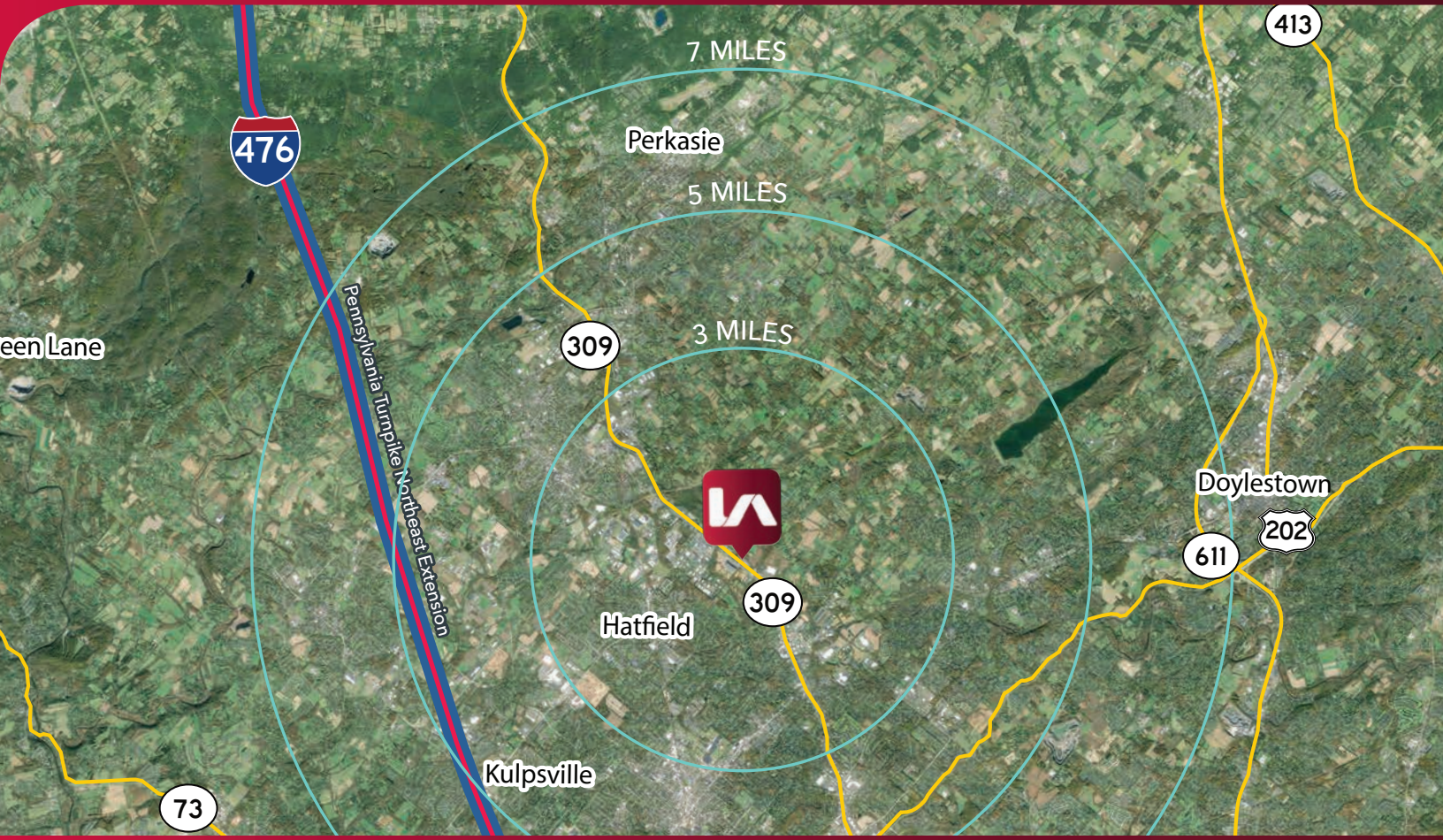
PROPOSED RETAIL | MEDICAL STRIP



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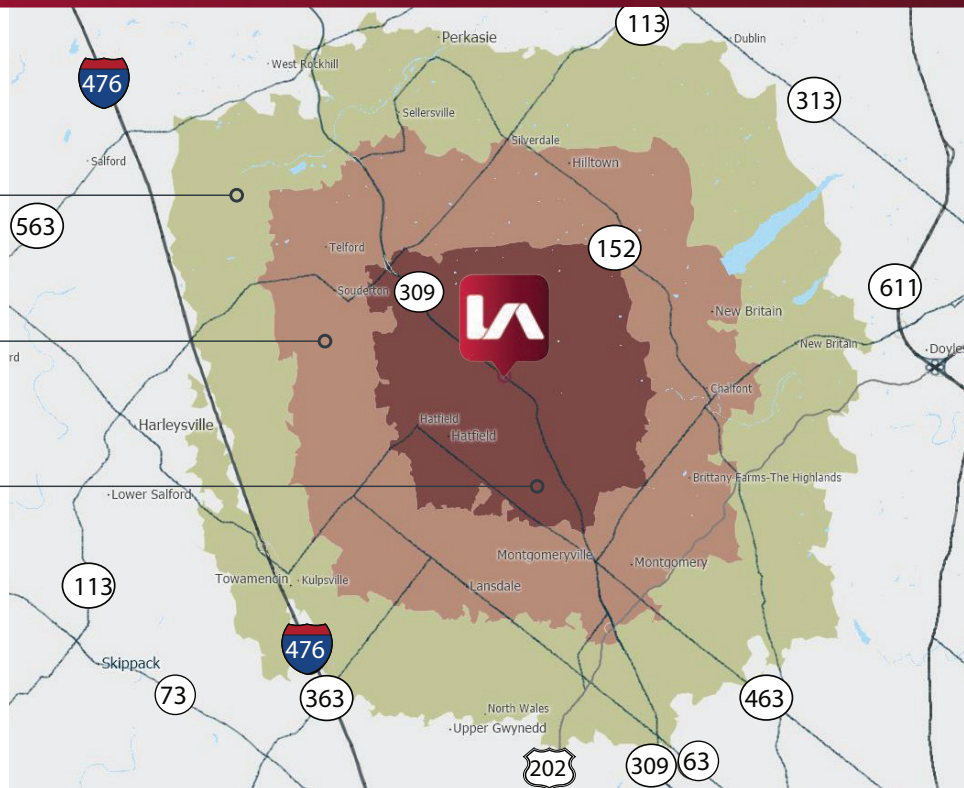
HILLTOWN SHOPPING CENTER SITE | HATFIELD, PA



DEMOGRAPHICS

DRIVE-TIME IN MILES

7 MILE	Population 176,807 Average HH Income \$133,212
5 MILE	Population 99,531 Average HH Income \$126,514
3 MILE	Population 25,194 Average HH Income \$120,902



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