

201 W LINCOLN HIGHWAY

PENNDDEL, PA



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NEW EXCLUSIVE

RI MARKETPLACE AUCTION 7/28/2025 – 7/30/2025

**±4.63 AC
LAND ACRES**

**1
STORY**

**±50,825 SF
BUILDING SF**

**0%
OCCUPANCY**

**3
LOADING DOCKS**

Colliers



Strategically positioned along Lincoln Highway (Route 1) with immediate access to I-295, I-95, and the Pennsylvania Turnpike.



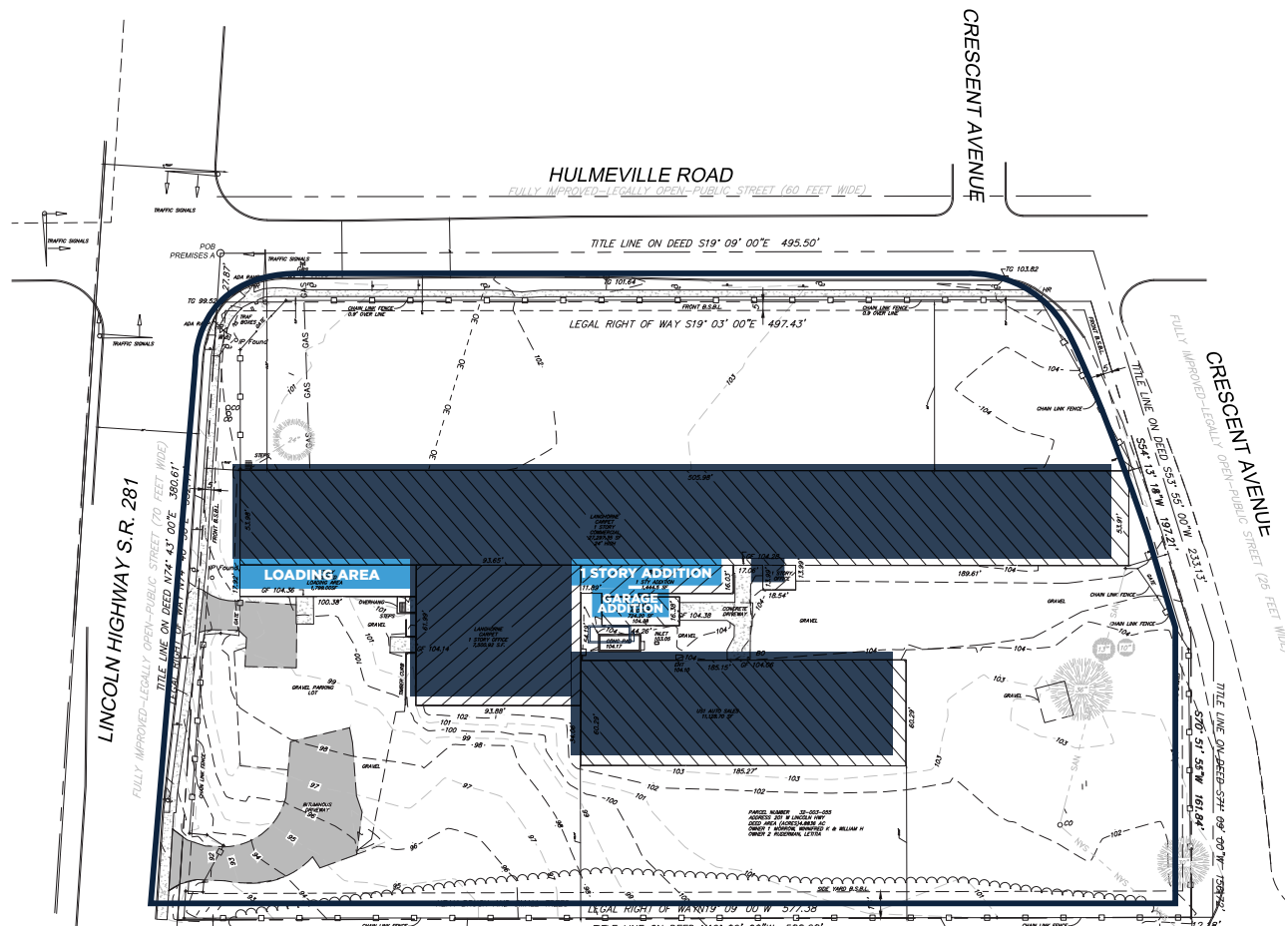
±4.63-acre site with a vacant ±50,825 SF industrial building, offering a prime redevelopment opportunity.



Rents have surged by 53.9% over the past five years with an average HHI of nearly \$135,000.



Located within Pennadel's Transit-Oriented Development (TOD) Overlay District, allowing for rezoning flexibility and higher-density multifamily or mixed-use redevelopment near SEPTA's Langhorne Station.

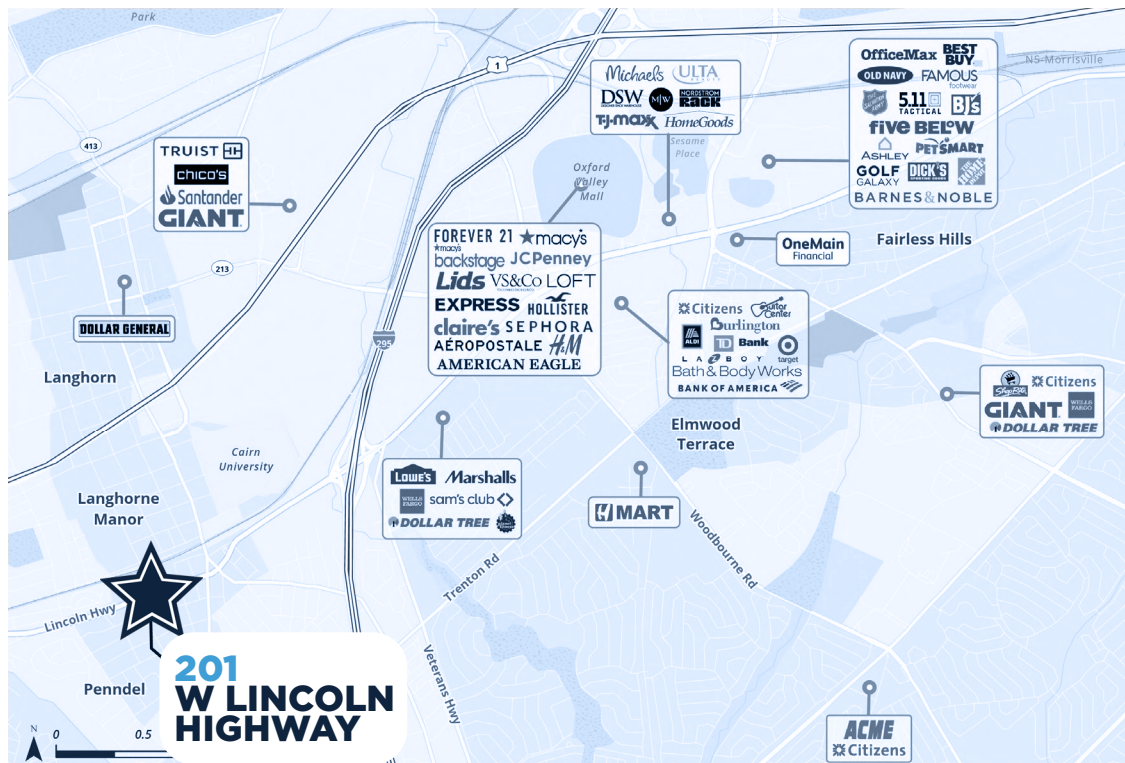


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