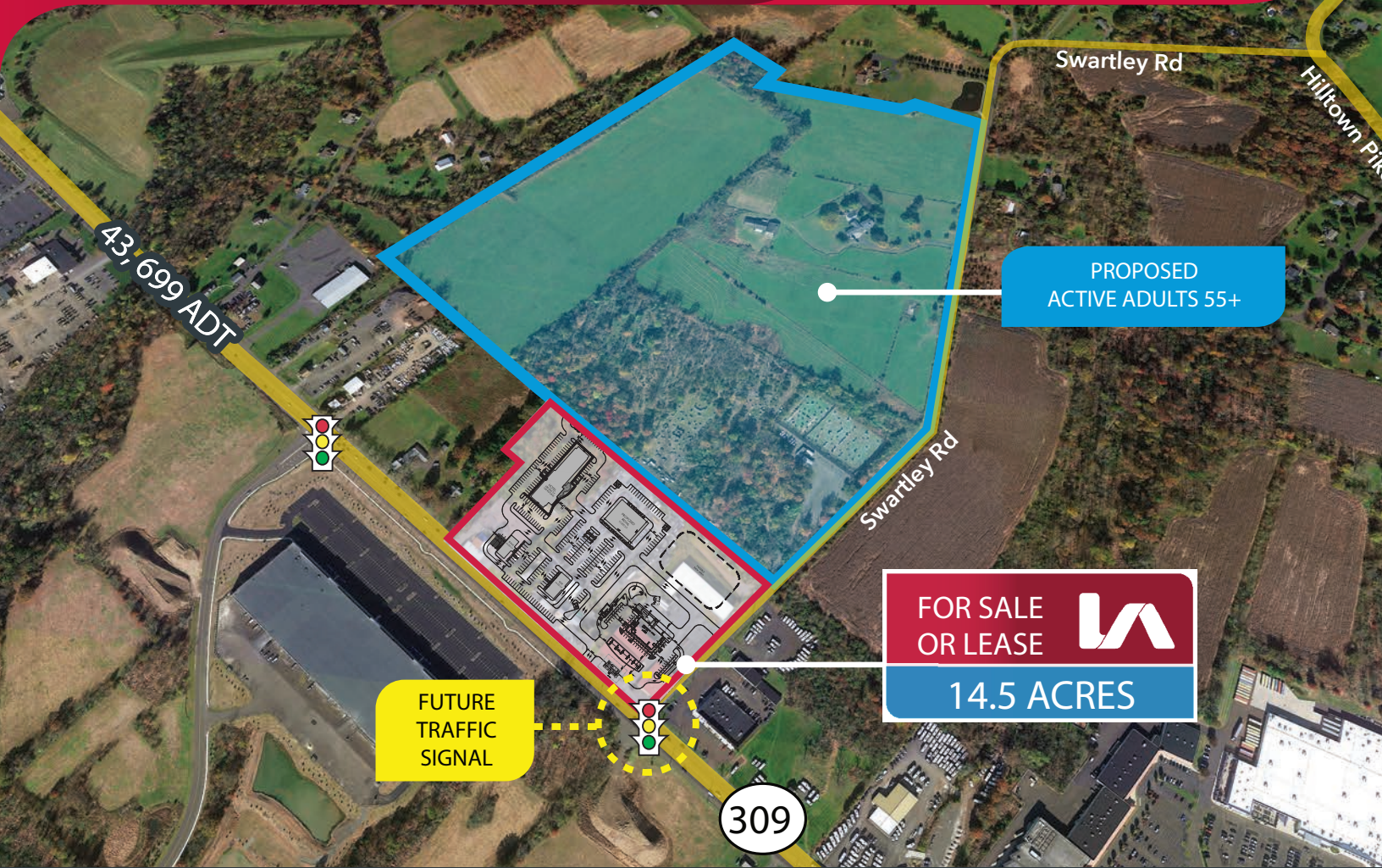


FOR SALE OR LEASE 14.5 ACRES OF COMMERCIAL LAND HILLTOWN SHOPPING CENTER SITE



1701-1903 BETHLEHEM PIKE, HATFIELD | BUCKS COUNTY, PA

PROPERTY OVERVIEW

- 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

CONTACT Bradley Swidler
bswidler@lee-associates.com
D 717.208.8669



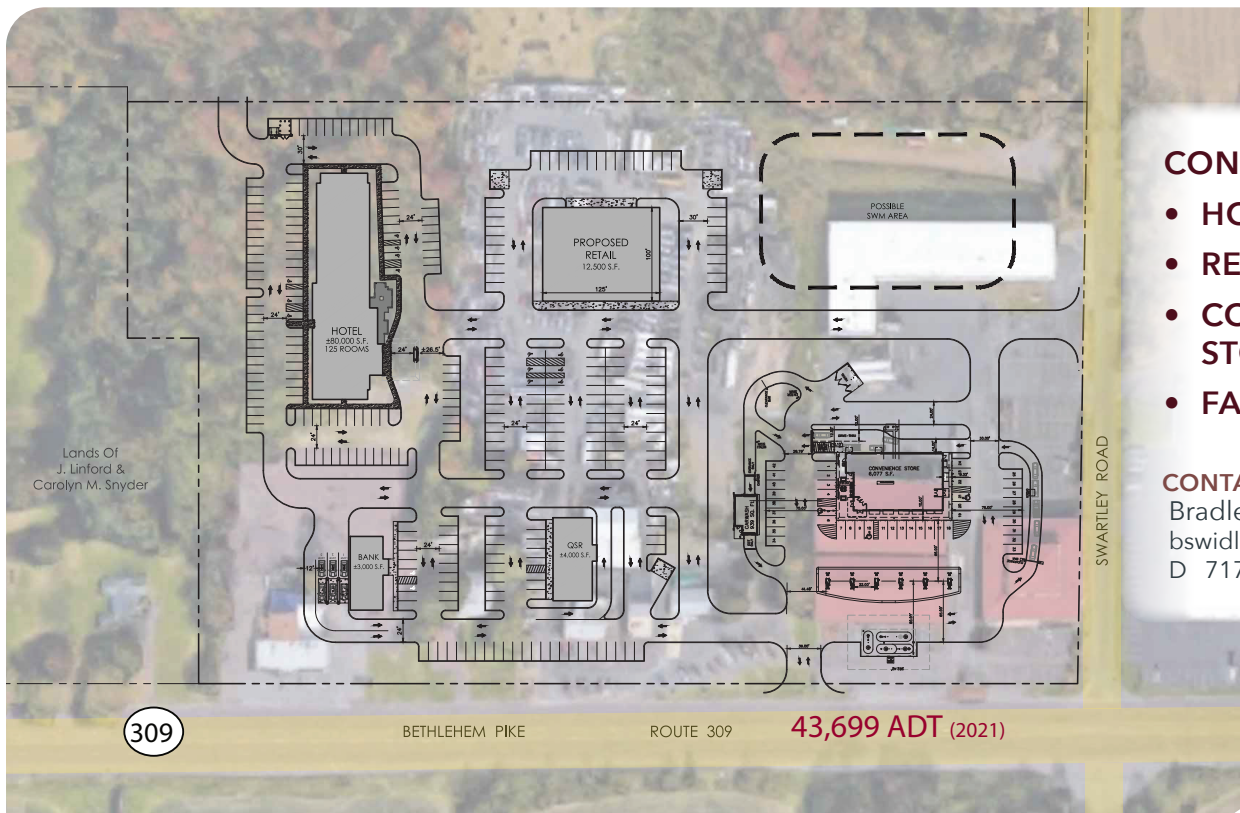
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HILLTOWN SHOPPING CENTER SITE | HATFIELD, PA

PROPERTY DETAILS



Property Address:	1701-1903 Bethlehem Pike, Hatboro, PA 19440		
Township:	Hilltown Township		
County:	Bucks		
Market:	Philadelphia MSA		
Submarket:	Hatfield		
APN:	15-032-002 (4 acres), 15-032-001 (6.95 acres), 15-032-195 (3.73 acres)		
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:	14.44	Utilities:	<ul style="list-style-type: none"> Public water in service
Total Land Square Feet:	629,006		<ul style="list-style-type: none"> Public sewer in service Electric in service
Frontage:	+/- 934		<ul style="list-style-type: none"> Gas needs to be extended short distance
Lot Dimensions:	934' x 600'	Avg. Daily Traffic Count: 43,699 VPD (Route 309)	
Topography:	Flat		
Parcel #	15-032-9002	15-032-195	15-022-197
	15-032-001	15-022-190	
Sale Price:	Subject to Offers	Lease Price:	Call for Details



CONCEPT PLAN:

- HOTEL
- RETAIL
- CONVENIENCE STORE
- FAST FOOD

CONTACT

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HILLTOWN SHOPPING CENTER SITE | HATFIELD, PA



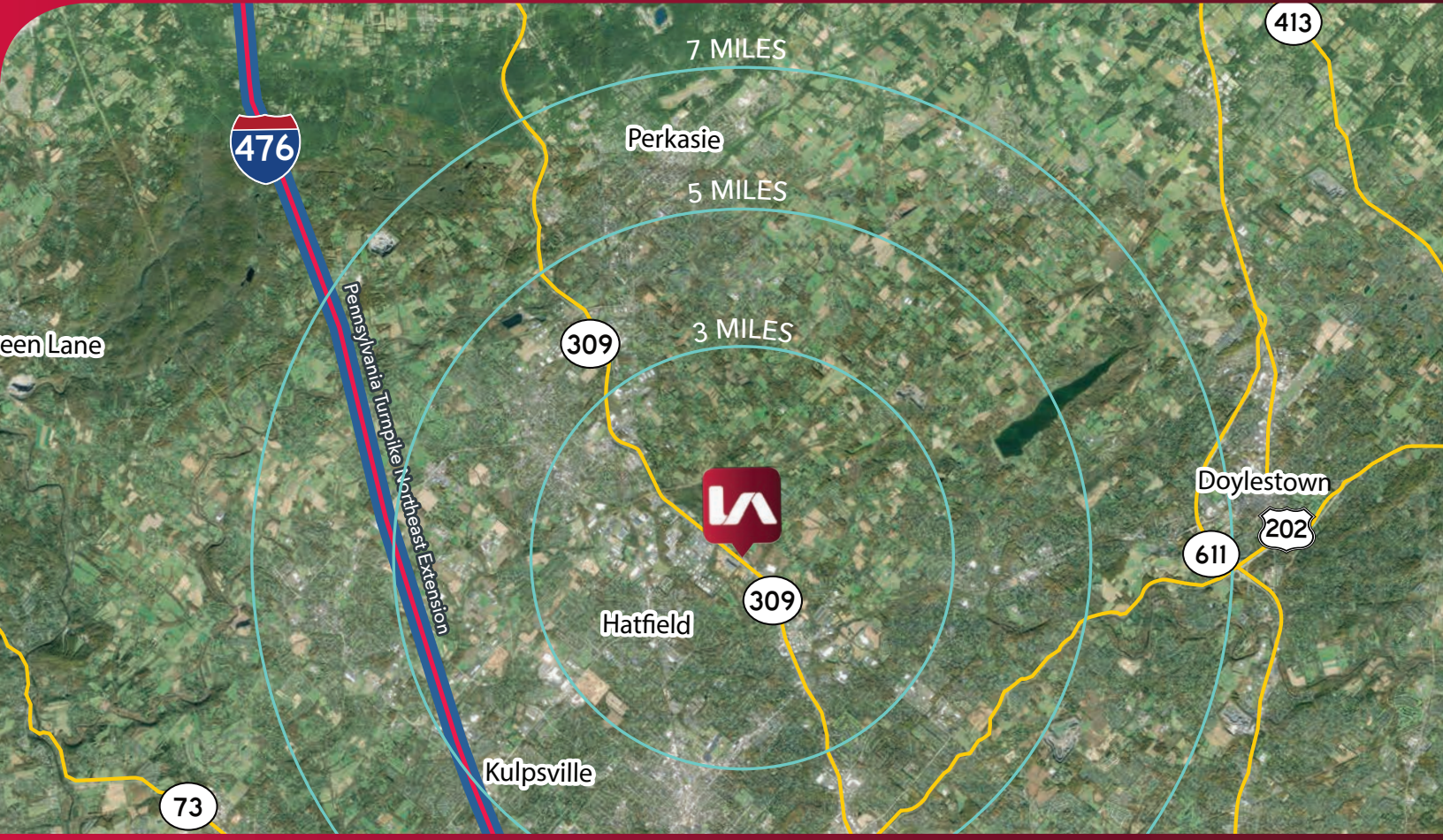
CONTACT
 Bradley Snyder
 bsnyder@lee-associates.com
 717-293-8666

Swartley Rd

RETAIL, RESTAURANTS AND AMENITIES



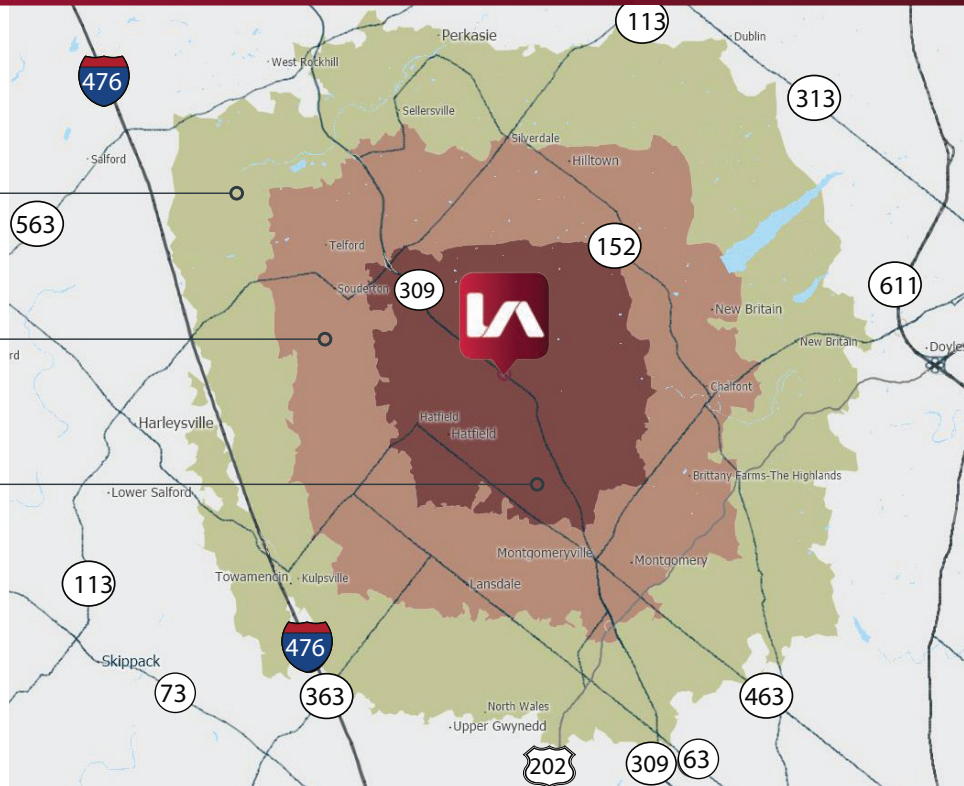
HILLTOWN SHOPPING CENTER SITE | HATFIELD, PA



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



CONTACT

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