

# STONY HILL RD & WOOLSTON DR

FALLS TOWNSHIP, PA • 19047



**FOR SALE**  
**MULTI-USE LAND AVAILABLE**



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# PROPERTY SUMMARY

Sale Price: \$750,000  
Zoning: Industrial/Office/Self Storage  
Total Land Size: 3.35 AC  
Property Visibility: Excellent  
Lot Frontage: 925'

Topography: Gently Sloping  
County: Bucks  
Municipality: Falls Township  
Tax ID Number: 13-028-008-001  
Available Utilities: Water, Sewer

## PROPERTY OVERVIEW

**LOCATION!!** Over 3 acres of raw land with HIGH visibility and extended panorama frontage to Route 1, and over 54,000 vehicles per day. This 3.35 acres of land is zoned Light Industrial, allowing a variety of permitted uses, including: self-storage, professional/medical office, bank, day-care, fitness, distribution/warehousing and other uses. A retail showroom possible, if not more than 20% of the building.

The property is surrounded by state roads – Route 1 and its on/off ramps to the north and west; Stony Hill Rd and Woolston Dr to the south and east. PennDot will grant access off Stony Hill Road. The height restriction is 50'.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	82,816	228,183	421,542
TOTAL EMPLOYEES	28,671	109,257	176,358
AVERAGE HHI	\$148,606	\$124,515	\$130,646
TOTAL HOUSEHOLDS	32,407	87,265	159,265



# MARKET OVERVIEW





# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### THEO NOTARAS

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### CONTACT US

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

