

## MULTI-USE LAND AVAILABLE | FOR SALE

# 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

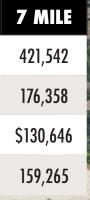
# PROPERTY OVERVIEW

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









# **Q** OUR LOCATIONS:

#### YORK OFFICE:

3528 Concord Rd. York, PA 17402

#### **EXTON OFFICE:**

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

## WEST CHESTER OFFICE:

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

#### LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

#### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

#### **NEW JERSEY OFFICE:**

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

## LISTING AGENTS:



#### **THEO NOTARAS**

TNotaras@bennettwilliams.com 610.306.3350

## LANDLORD REPRESENTATION

### TENANT REPRESENTATION

### INVESTMENT SALES

### PROPERTY MANAGEMENT



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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 recieve top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.



