



MULTI-USE LAND

Stony Hill Road & Woolston Drive | Falls Township, PA | 19047

FOR SALE

PROPERTY OVERVIEW

LOCATION!! Over 3 acres of raw land with HIGH visibility and extended panorama frontage to Route 1, and over 24,000 vehicles per day. This 3.35 acres of raw 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 east on-ramp to the north and west; and Stony Hill Road, and Woolston Drive to the south and west. PennDot will grant access off Stony Hill Road and further, is amenable to discussion regarding use of the land area surrounding this parcel. The height restriction is 50’

PROPERTY SUMMERY

Sale Price:	\$995,000
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



York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

THEO NOTARAS  
610.321.1111  
www.bennettwilliams.com



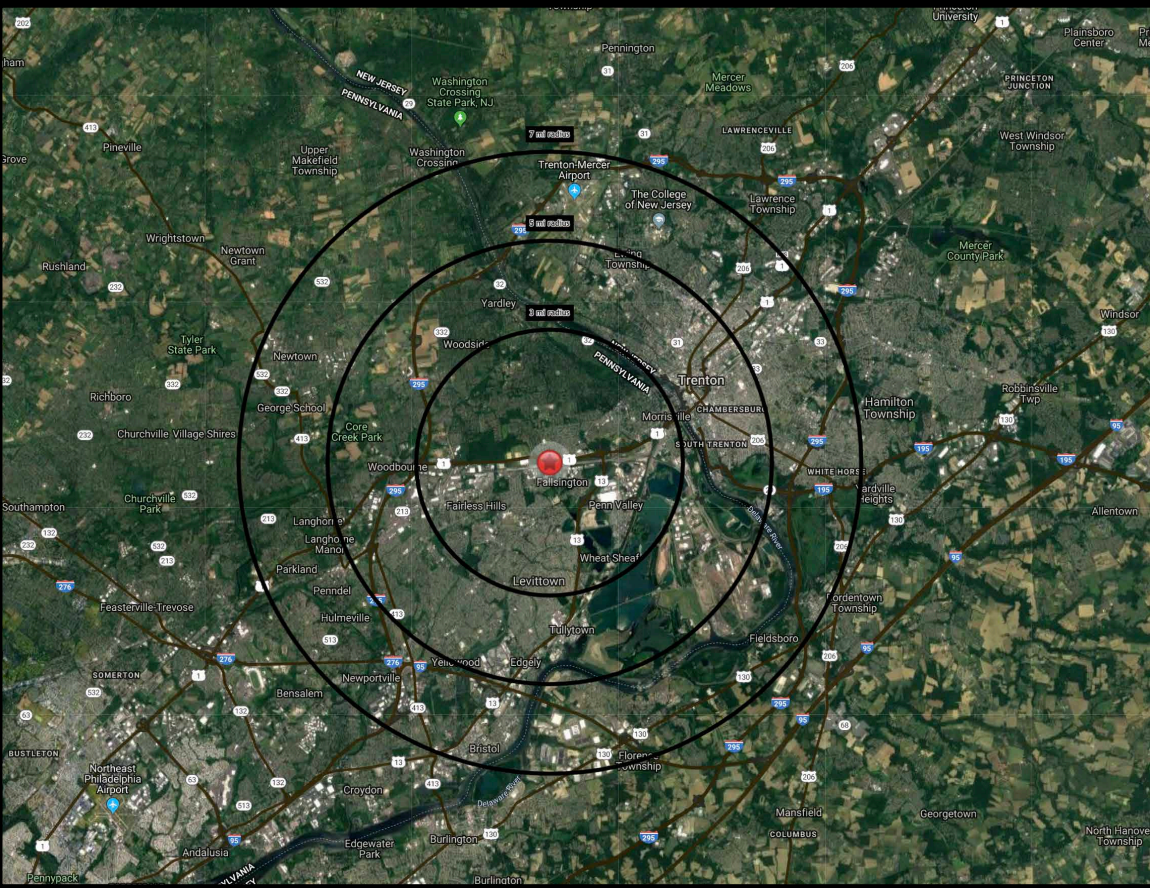
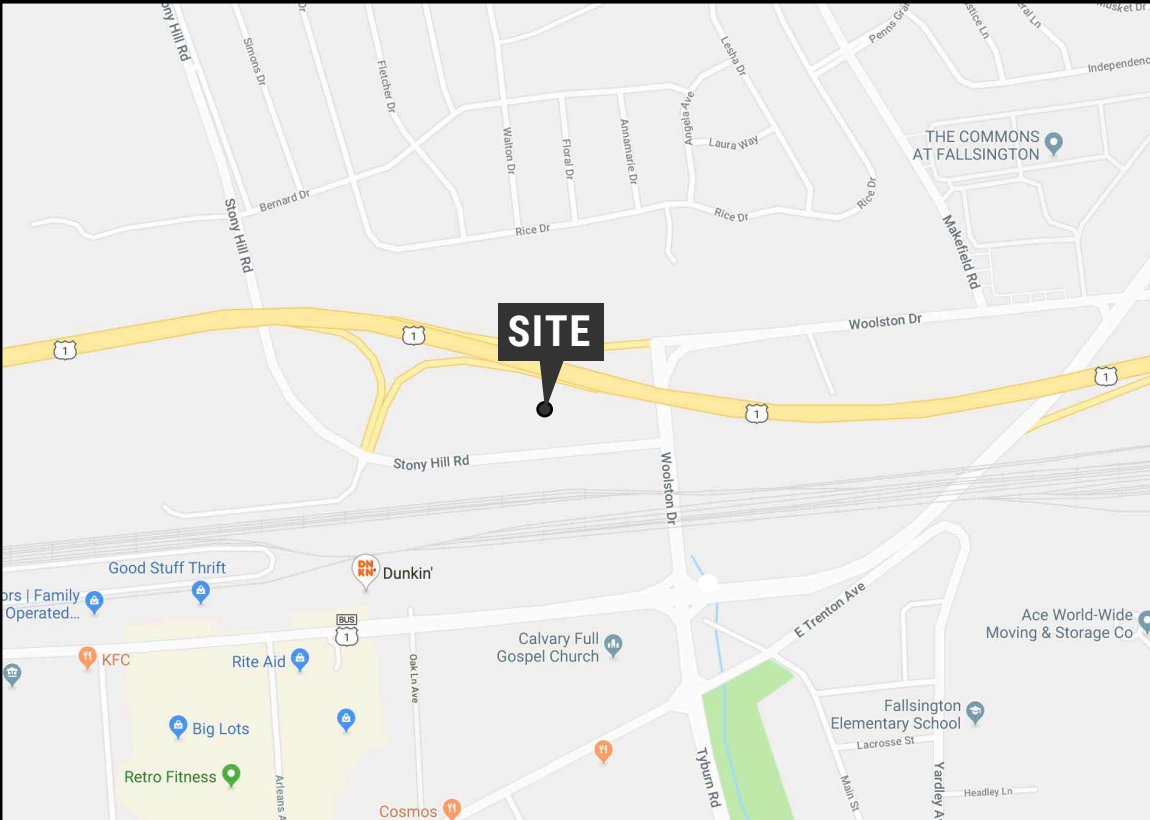
Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.







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DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	POPULATION	72,762	232,173	403,075
	TOTAL EMPLOYEES	59,689	188,140	330,035
	AVERAGE HHI	\$118,518	\$93,691	\$96,582
	TOTAL HOUSEHOLDS	28,828	88,101	154,687

### TRAFFIC COUNTS

ROUTE 1: 24,000 VPD

STONY HILL : 4,000 VPD

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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