

821 PHILMONT AVENUE

FEASTERVILLE, PA • 19053

FIRST BANK

SITE

±50,895 VPD



Advertising
Specialty
Institute®



Bank

DON
MEZCAL
MEXICAN GRILL

±12,494 VPD

Wawa®

±94,619 VPD



±2.48 ACRES

FOR SALE



BILL HESS | JAMIE SCHMIDT | ALEC WERNER

FOR SALE INFORMATION: 610.321.1111 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

- ±2.48 Acres
- C-2 Zoning (Lower Southampton Township)
- ±280' of frontage on E Street Road
- Excellent Access to I-276 & Rt 1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,138	89,206	253,667
EMPLOYEES	7,945	48,615	116,604
AVERAGE HHI	\$125,067	\$126,688	\$134,476
HOUSEHOLDS	4,253	34,558	97,243

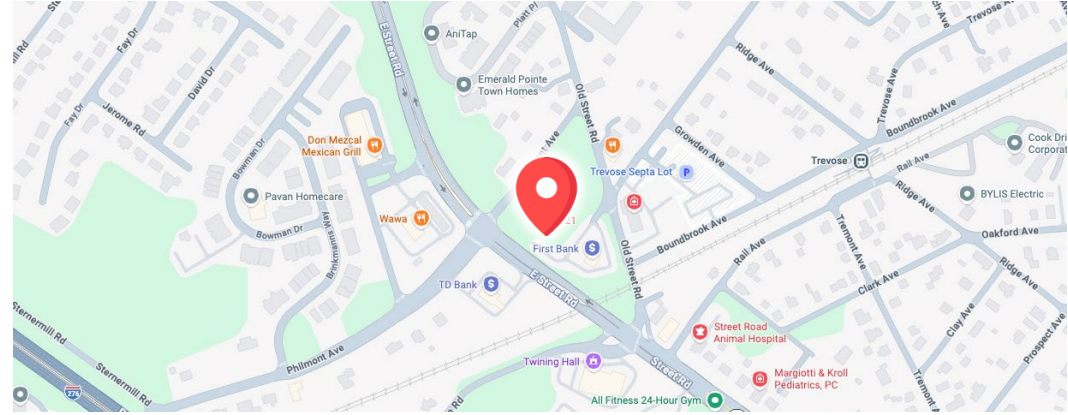


ZONING C-2 (Lower Southhampton Township)

The following uses are permitted by right:

[Amended by Ord. No. 600, 9/14/2022]

USE 2	Lawn and garden center
USE 8	Religious use
USE 9	Public or private school
USE 10	Library or museum
USE 12	Private club or lodge
USE 13	Community center
USE 14	Day-care center
USE 15	Adult day care
USE 20	Medical or dental office/clinic
USE 21	Business or professional office
USE 23	Retail shop
USE 24	Service business
USE 25	Bank, savings and loan association
USE 26	Restaurant
USE 27	Tavern
USE 28	Repair shop
USE 29	Mortuary or funeral home
USE 30	Hotel
USE 31	Indoor commercial entertainment
USE 32	Outdoor commercial recreation
USE 34	Veterinary office
USE 43	Banquet/catering facility
USE 47	Equipment rental or motor vehicle leasing
USE 48	Emergency services
USE 51	Public or private parking garage
USE 53A	Small wireless facilities within the right-of-way, as regulated by the Small Wireless Facilities Deployment Act, but not in an underground district
USE 54	Utility operating facility
USE 75	Nonresidential wind energy system
USE 77	Solar energy system
USE 79	Accessory drive-through facility



The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part 23 of this chapter:

[Amended by Ord. 575, 9/28/2016; by Ord. 577, 3/22/2017; and by Ord. No. 600, 9/14/2022]

USE 3A	Sober living facility
USE 19	Outpatient surgical center
USE 22A	Alternative therapy provider
USE 22B	Massage therapy center
USE 35	Motor vehicle fueling station
USE 36	Car wash
USE 38	Motor vehicle repair garage
USE 39	Trade or professional school
USE 44	Limited personal service
USE 46	Smoke shop/smoking parlor
USE 53B	Small wireless facilities within the right-of-way and within an underground district as regulated by the Small Wireless Facilities Deployment Act

The following uses are permitted as conditional uses when authorized by the Board of Supervisors in accordance with the provisions of Part 22 of this chapter:

USE 37	Motor vehicle sales
USE 41	Large retail center
USE 66	Indoor self storage
USE 72	Nonresidential accessory building or structure
USE 73	Motor vehicle fuel pumps
USE 75	Nonresidential wind energy system
USE 77	Solar energy system

MARKET OVERVIEW

BUCKS CROSSING

DOLLAR TREE
SALADWORKS
Staples
petco
ACME Fresh Market
FIVE BELOW
TJ-MAXX
DAVID'S BRIDAL
Burlington
CHASE

SITE

NESHAMINY MALL

Boscov's
BARNES & NOBLE BOOKSELLERS
ON THE BORDER MEXICAN GRILL & CANTINA
Rita's PIZZERIA & GRILL
EST. 1949 UNO PIZZERIA & GRILL

MARKETPLACE AT NESHAMINY

Target
THE HOME DEPOT
FAMOUS footwear
ALDI
crumbl cookies
hair cuttery
AspenDental
LONGHORN STEAKHOUSE
LA FITNESS



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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Bill Hess

bhess@bennettwilliams.com



Jamie Schmidt

jschmidt@bennettwilliams.com



Alec Werner

awerner@bennettwilliams.com

CONTACT US

610.321.1111 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

