

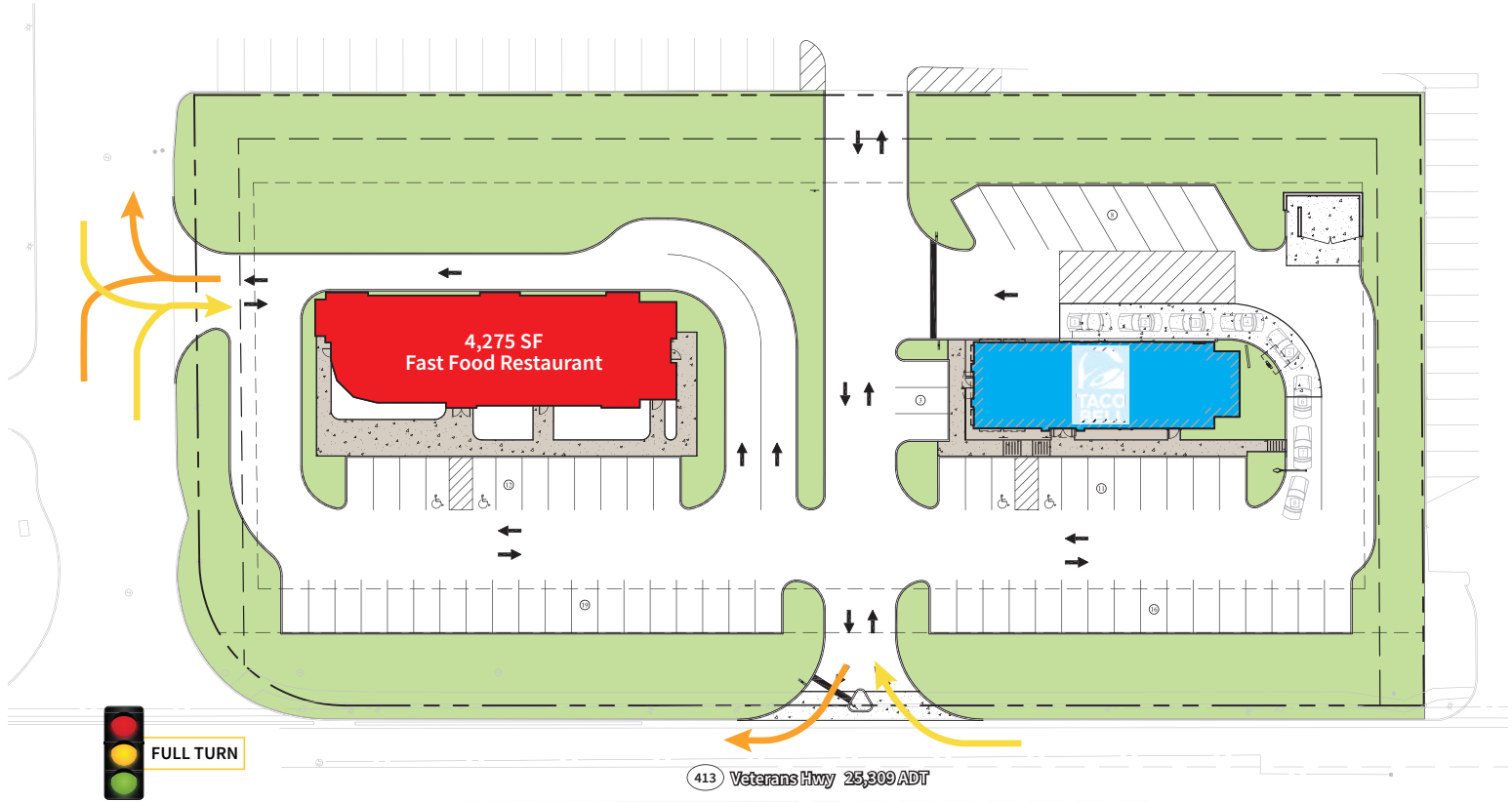
0.93 ACRE PAD SITE

1298 Veterans Hwy

Bristol, Bucks County, PA 19007

EQUITY RETAIL BROKERS

## SITE PLAN - CONCEPT



### PROPERTY FEATURES

- 0.93 AC Pad Site on 2 AC
- Rough graded pad with utilities stubbed
- For Ground Lease
- Available now

### DETAILS

- Join Taco Bell
- Located approx. 900 Feet from I-95 exit 39 with Northbound & Southbound access
- Located adjacent to Bucks County Office Center (approx. 50 Tenants - public & private sector) and Bucks County Community College (Lower Bucks Campus)

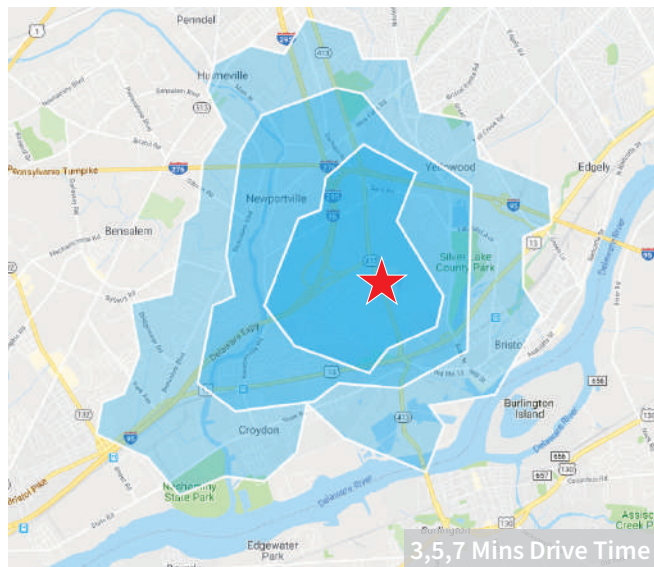
### CONTACT

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Demographics

	3 Mins	5 Mins	7 Mins
Population	8,641	24,501	49,489
Average HHI	\$69,867	\$75,066	\$80,077
Adj Daytime Demos (16yrs+)	8,507	17,129	34,944

Demographic Data Source: Applied Geographic Solutions, 2019 (REGIS)



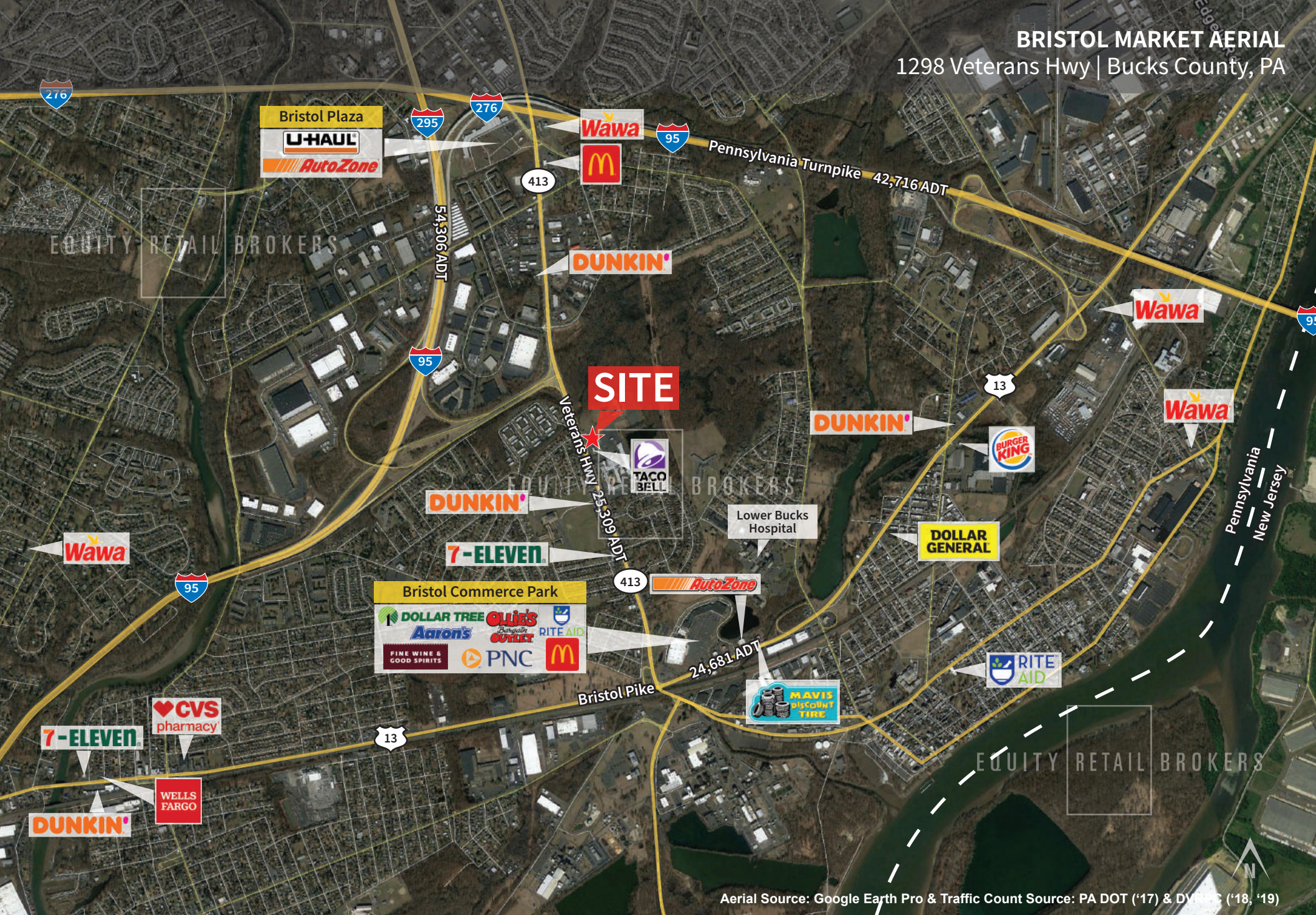
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02/21



# BRISTOL MARKET AERIAL

1298 Veterans Hwy | Bucks County, PA



Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('17) & DOT NJ ('18, '19)

### Compliments of:

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