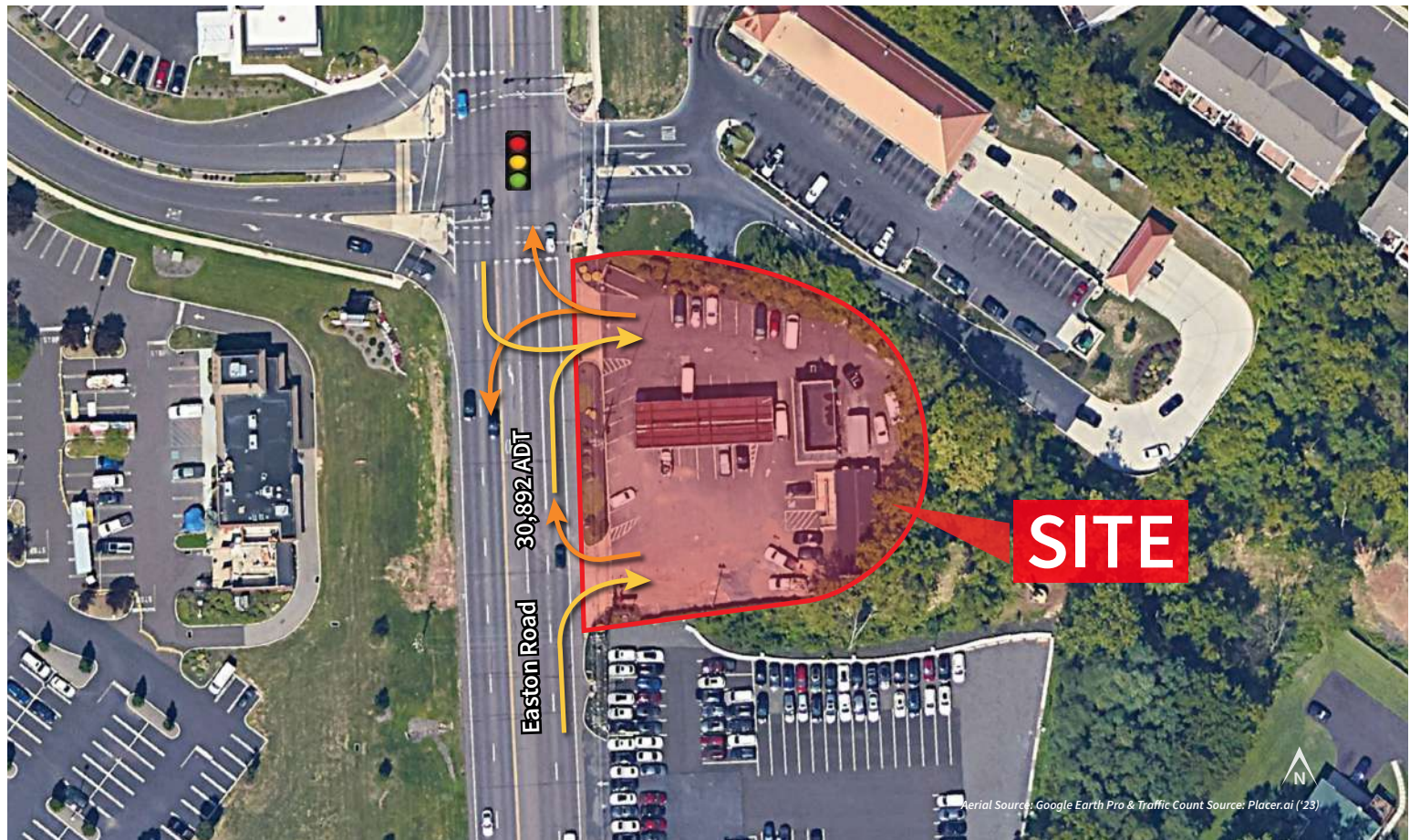


FOR SALE OR LEASE: ONE-ACRE SITE

57 Easton Road
Warrington, Bucks County, PA

EQUITY RETAIL BROKERS



PROPERTY FEATURES & DETAILS

- ±1 acre available zoned CBD - Central Business District
- Highly visible site along a major Rt 611 / Easton Rd retail corridor
- Surrounded by national retailers including Walmart, Target, Lowe's, Home Depot and Wegmans with over 1,500,000 SF of retail space in the immediate trade area
- Stable in-fill retail / commercial market
- Over 30,000 ADT on Easton Road
- Flexible Sale / Lease options
- 2023 Property Taxes: \$9,160.77

CONTACT

PATRICK McCABE

pmccabe@equityretailbrokers.com

DIRECT 484.417.2010

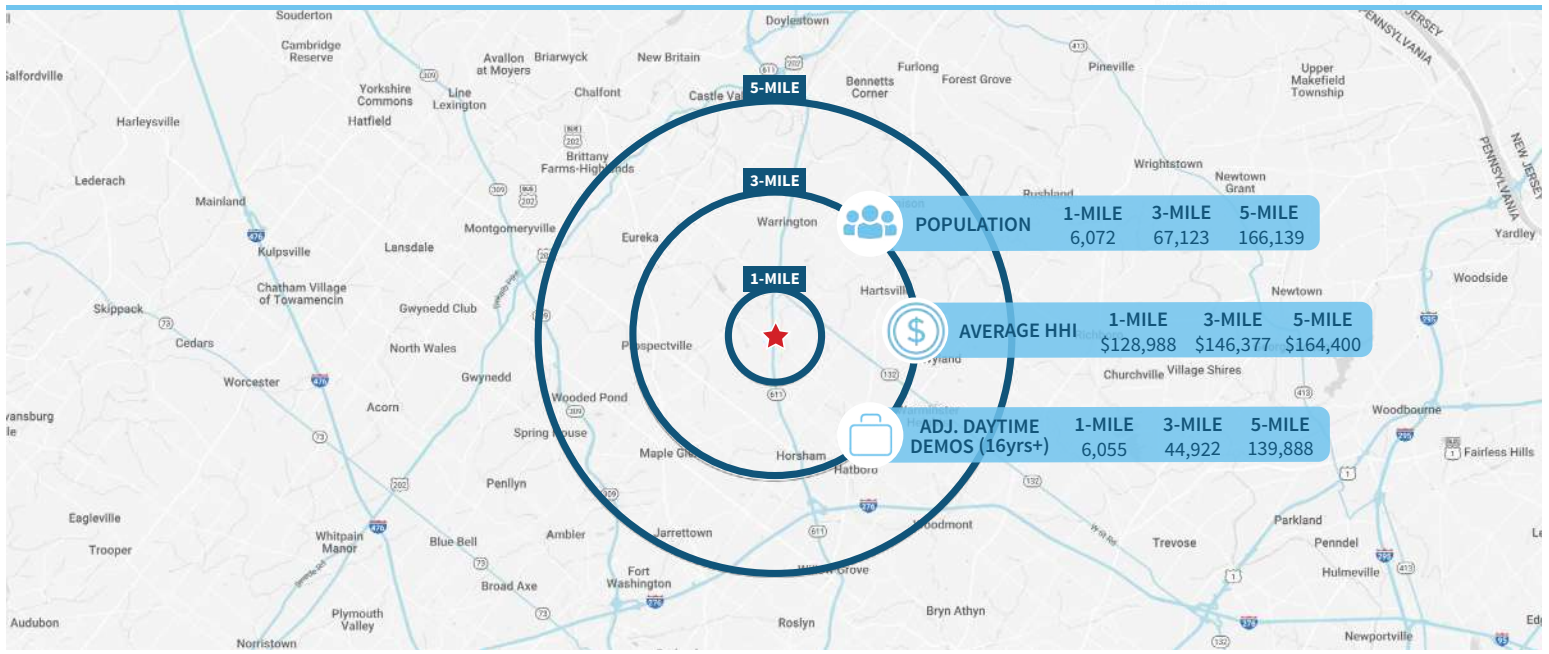
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Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity Retail Brokers is licensed in PA, NJ, & DE. Patrick McCabe is a licensed salespersons in PA & NJ.

03/25

57 Easton Road, Warrington | Bucks County, PA



The Shops at Valley Square

- ULTA BEAUTY
- PrimoHoagies
- sleep number
- DSW
- LOFT
- Panera BREAD
- TEMPUR PEDIC
- YANKEE CANDLE
- PLAYA BOWLS
- DUCK DONUTS
- JPS A BANK
- chico's
- MOD
- PF CHANG'S
- NOTHING BUT CAKES
- T Mobile
- WHITE HOUSE BLACK MARKET
- Bath & Body Works
- francesca's
- Soma
- BANANA REPUBLIC

Valley Square

- Wegmans
- Staples
- Michaels
- TJ-maxx
- MATTRESS FIRM
- RALLY HOUSE
- PNC
- FINE WINE & GOOD SPIRITS

Creekview Center

- amazonfresh
- LOWE'S
- target
- CHIPOTLE
- JOANN
- AT&T
- SHERWIN-WILLIAMS
- petco
- BANK OF AMERICA

Warminster Town Center

- KOHL'S
- ROSS DRESS FOR LESS
- ShopRite
- OLD NAVY
- PET SMART
- SPORTSMAN'S
- HARBOR FREIGHT TOOLS
- five BELOW
- Santander
- Pep Boys
- FAMOUS footwear

Center Point Place

- GIANT
- Ashley HOMESTORE
- planet fitness
- FINE WINE & GOOD SPIRITS
- SKECHERS
- FIVE GUYS BURGERS and FRIES
- Arby's
- SALLY BEAUTY
- CITADEL
- WELLS FARGO
- BUBBICO'S BURRITOS
- HAIR CUTTERY
- KIDS EMPIRE
- GameStop

SITE

Easton Road 30,892 ADT

Street Rd 35,562 ADT

York Rd 23,250 ADT

County Line Road

17,452 ADT

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23), Regis Online