

901 BRISTOL PIKE

Croydon, PA 19021

For Lease



Property Overview

Available
±7,246 SF

Surrounding Retailers



901 Bristol Pike is a high traffic location with up to 7,246 SF available for lease. A part of a 19,200 SF building, sublease from current CVS. Sits directly across the street from the Croydon train station. Site also sits along Bristol Pike, which has over ±40,000 VPD.

GARY RUSSELL | ANTHONY CURCIO
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York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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ROAD COUNTS

±89,000 VPD

SITE

±40,000 VPD



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,498	79,058	252,037
TOTAL EMPLOYEES	1,887	43,472	108,358
AVERAGE HHI	\$88,232	\$90,131	\$92,804
TOTAL HOUSEHOLDS	4,604	30,348	96,145

TRAFFIC COUNTS:

Bristol Pike - ±40,000 VPD | **I 95** - ±89,000 VPD



Trade Area

Join CVS in a densely populated portion of Bucks County PA. Croydon is a transportation oriented bedroom community attractive to commuters.

Below market rent, short term leases.

Location

Located at the traffic light controlled corner of Route 13 & Newportville Road, a short distance to I-95 and the Burlington-Bristol Bridge to New Jersey. The Croydon train station is directly across the street with service between Philadelphia and New York.



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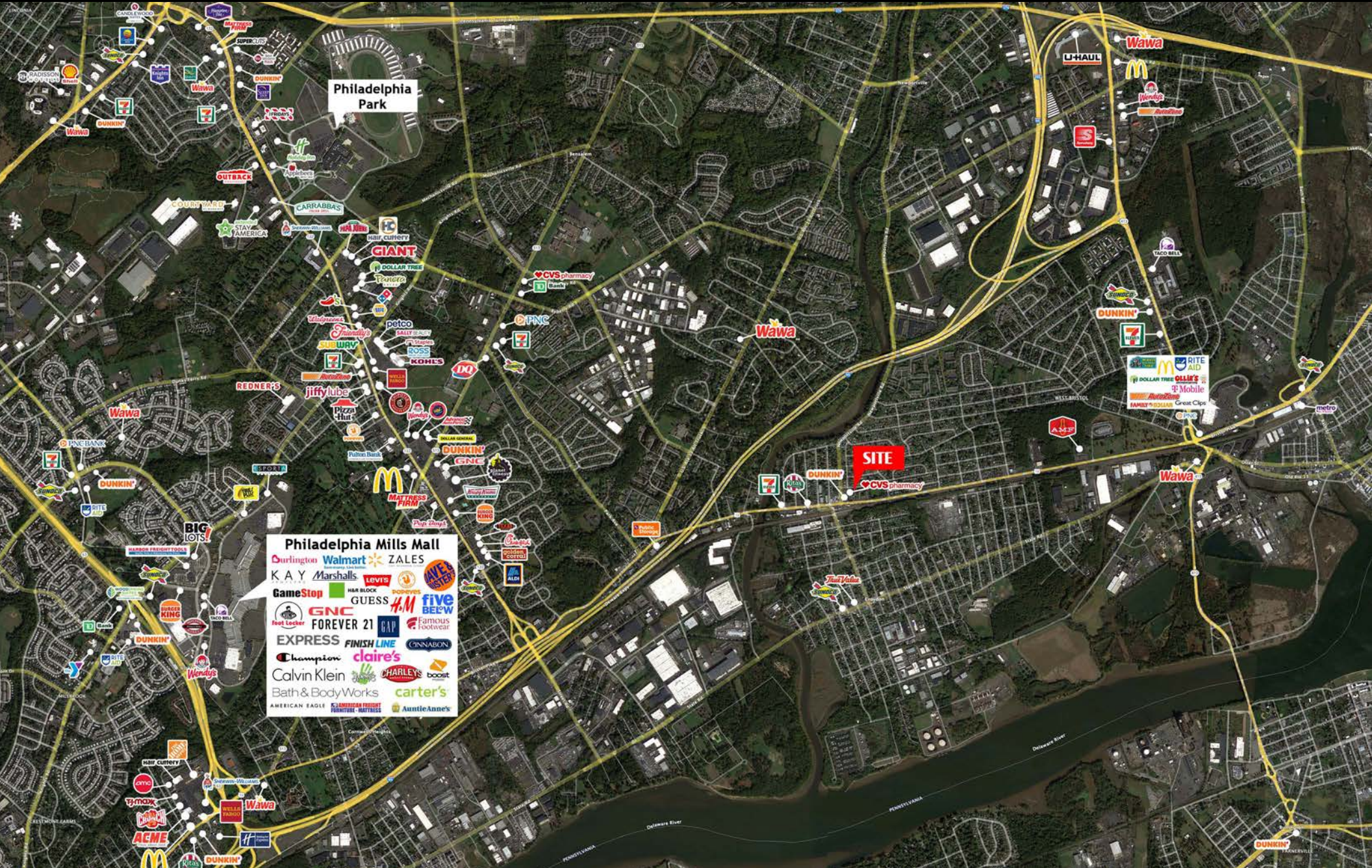
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- Philadelphia Mills Mall**
- Durlington
 - Walmart
 - ZALES
 - KAY
 - Marshalls
 - Levi's
 - POLO
 - GameStop
 - H&M
 - five BEER
 - GUESS
 - FOREVER 21
 - EXPRESS
 - FINISH LINE
 - Champion
 - claire's
 - Calvin Klein
 - Bath & Body Works
 - AMERICAN EAGLE
 - AMERICAN PRESENT
 - CHARLEYS
 - boost
 - carter's
 - AuntieAnne's

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