

7843 New Falls Road

Fairless Hills, PA 19055

±4.02 AC of Land Available For Sale

NOW ON THE MARKET!



±4.02 AC AVAILABLE

New Falls Road 15,307 AADT

Questions? Contact Us.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

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Highlights

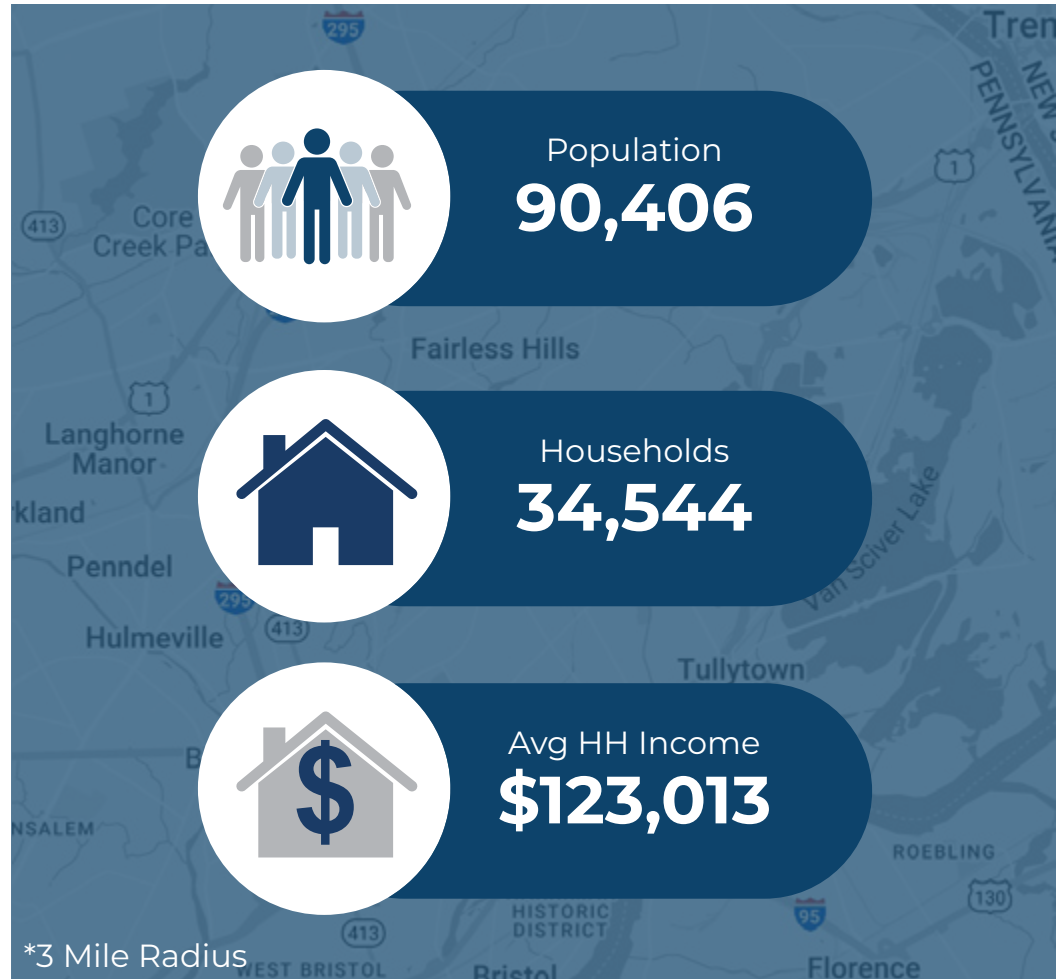
- Prime Frontage and Visibility Along New Falls Road (15,307 AADT) in the Heart of Fairless Hills' Established Commercial corridor
- Excellent Regional Access Via U.S. Route 1, I-95, and the Pennsylvania Turnpike, connecting to Philadelphia, Trenton, and the Greater Delaware Valley
- Opportunity for Retail/Commercial, Residential, or Light Industrial Re-use
- Strategically Positioned Among Major National Retailers, Regional Shopping Centers, and Dense Residential Neighborhoods
- Located in Lower Bucks County, One of the Region's Most Stable and Affluent Suburban Markets
- Strong Demographics with High Household Incomes, Low Unemployment, and a Balanced Mix of Residential, Commercial, and Industrial Employment Bases Ideal for Developers or End-Users Seeking Land in a Growth Corridor with Proven Demand Across Multiple Asset Classes

JOIN THESE MAJOR LOCAL AREA RETAILERS



Demographic	1 Mile	3 Miles	5 Miles
Population	14,855	90,406	197,383
Households	5,458	34,544	76,726
Avg HH Income	\$107,558	\$123,013	\$133,279
Daytime Employees	4,896	34,382	73,227

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About Fairless Hills

Fairless Hills, Pennsylvania is a well-established community in Lower Bucks County, just northeast of Philadelphia. Originally built to support the nearby U.S. Steel Fairless Works, it has grown into a diverse area combining residential, retail, and light industrial uses. With direct access to U.S. Route 1, I-95, and the Pennsylvania Turnpike, Fairless Hills offers excellent connectivity to Philadelphia, Trenton, and the broader Delaware Valley.

The local economy is anchored by manufacturing, logistics, healthcare, and retail. The nearby Keystone Industrial Port Complex has become a hub for energy, recycling, and distribution companies. Major employers like GE, Exelon, and regional healthcare providers contribute to a strong job market, while Bucks County's high median income and low unemployment rate support steady consumer spending and business growth.

Fairless Hills also benefits from infrastructure investment and the continued expansion of nearby commercial corridors in Levittown and Langhorne. The area combines strong demographics, an educated workforce, and proximity to major shopping and employment centers, making it an active and resilient part of the greater Philadelphia region.

NOW ON THE MARKET!



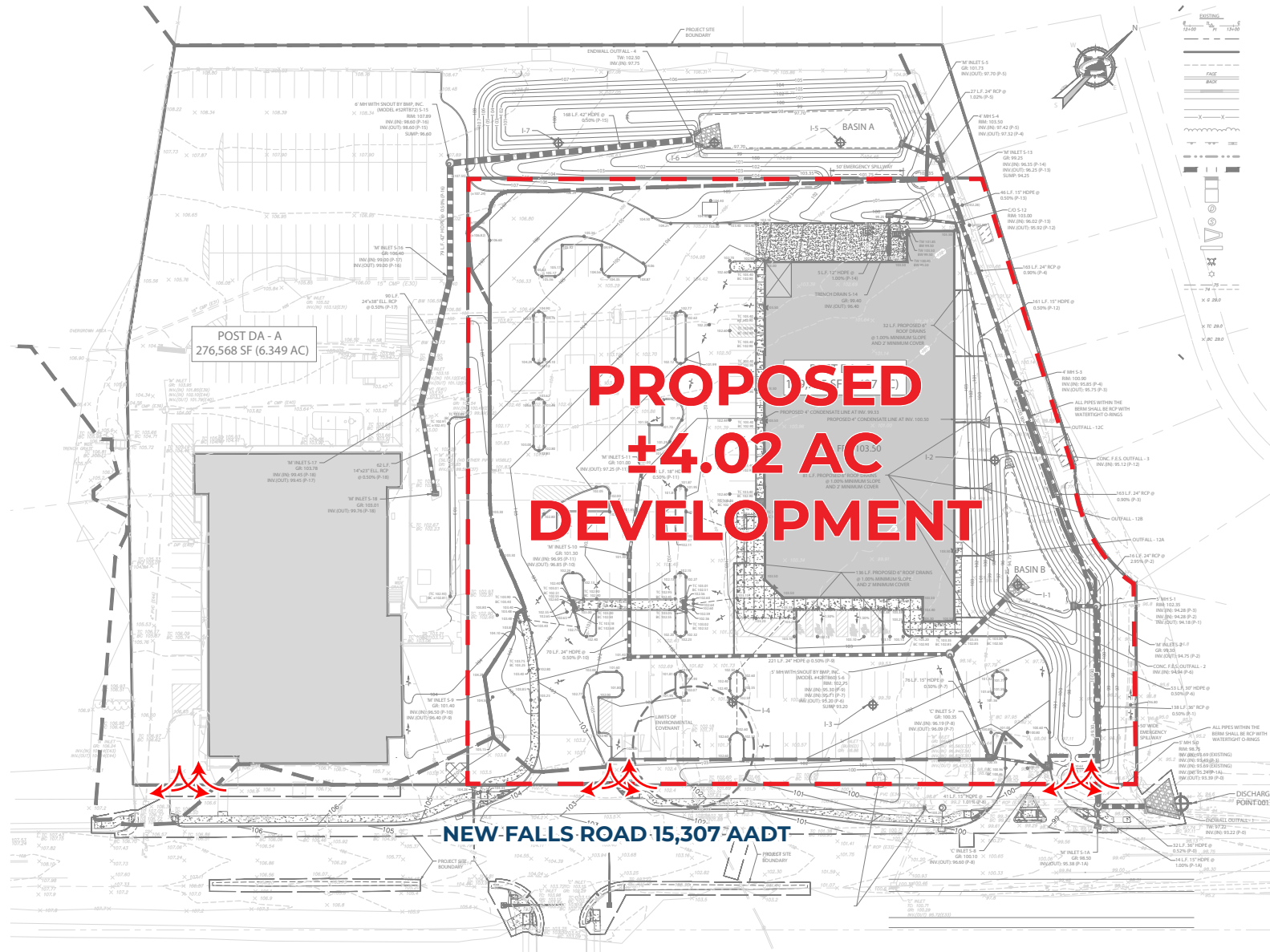
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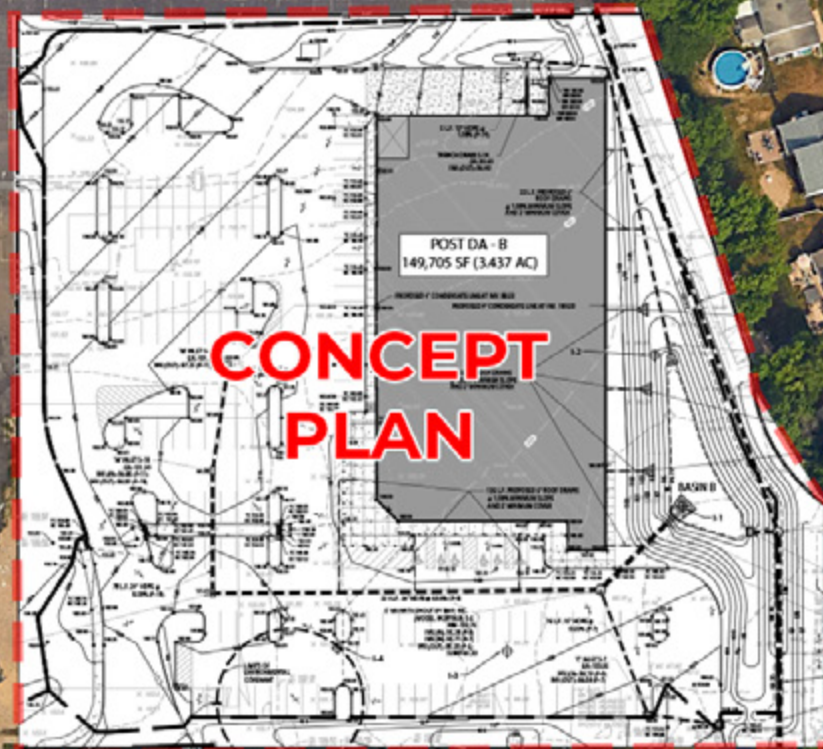
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Site Plan

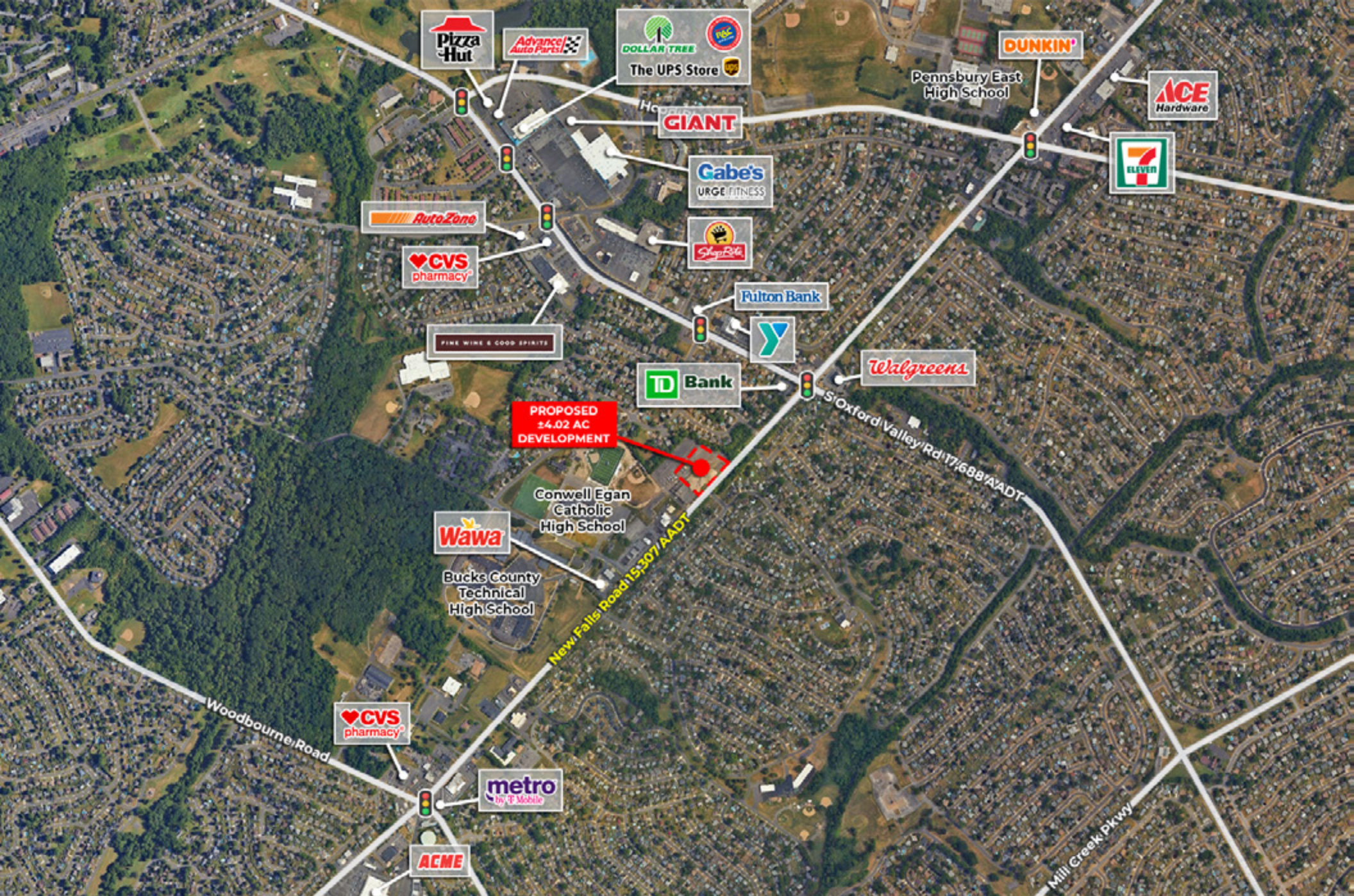
PROPOSED 4.02 AC DEVELOPMENT

Redevelopment Opportunity
Ideal for commercial, residential,
or industrial projects, pending
applicable zoning and municipal
approvals.

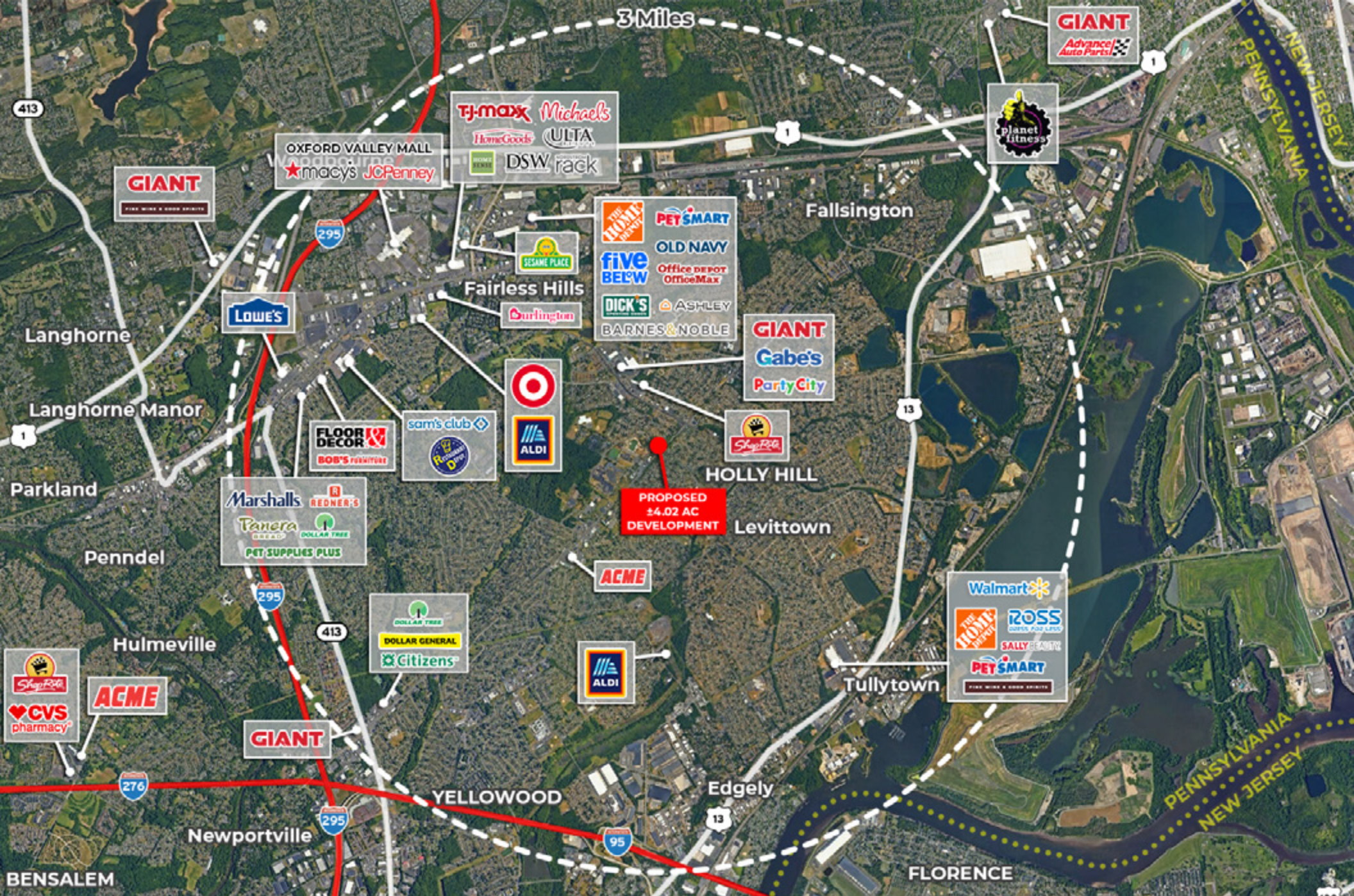


New Falls Road 15,307 AADT

Local Aerial



Local Aerial



Market Aerial