

# W Street Road & Norristown Road

Warminster, PA 18974

Pad Sites Available For Sale



**Questions? Contact Us.**

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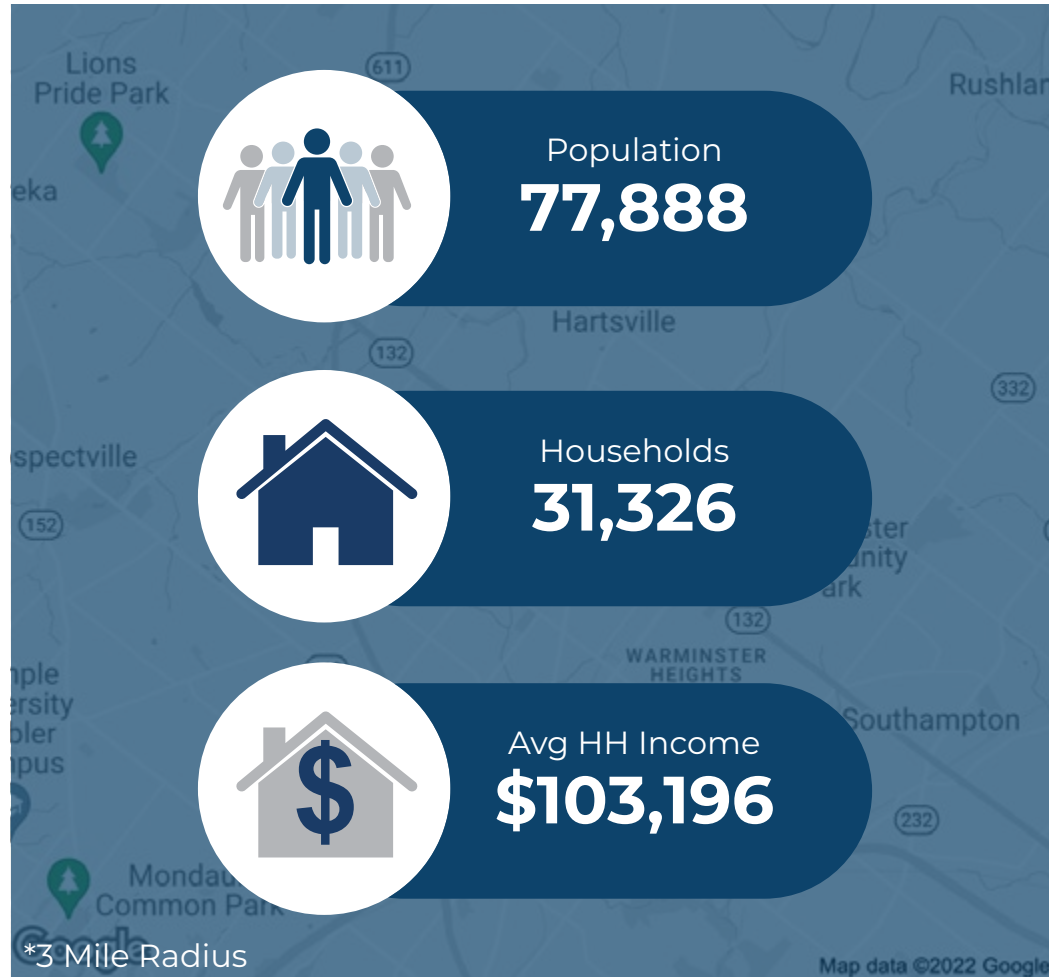
## Highlights

- High profile retail development in Warminster, Bucks County, PA, with pad sites available and excellent visibility to Street Road with 27,758 AADT
- Join Proposed High Volume LIDL Grocery Store
- Approved/improved pad and sites
- All utilities will be supplied to the site
- Great location for medical or financial buildings

### JOIN THESE MAJOR LOCAL AREA RETAILERS



Demographic	1 Mile	3 Miles	5 Miles
Population	10,305	77,888	162,504
Households	3,871	31,326	62,234
Avg HH Income	\$107,615	\$103,196	\$124,875
Daytime Employees	3,401	42,063	98,499



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### About Warminster

Warminster is a regional-suburban market within Bucks County, PA and is 13.7 miles North of Philadelphia.

Within three miles, the population is 77,888 residents with an average household income of \$103,196. In addition, there are over 42,000 daytime employees within the three-mile radius. The top employers in the area include Giant Food Stores, Central Bucks School District, Saint Mary Medical Center, Walmart, and Grand View Health.

Important roads include Route 132 (Street Road), which runs through the township between Warrington and Southampton; Route 263 (York Road), which runs through the township between Hatboro and Jamison; and Route 332 (Jacksonville Road), which runs through the township between Hatboro and Ivyland. Other important roads include County Line Road, which runs along the Southwestern border with Montgomery County and Bristol Road, which runs along the Northeastern border.



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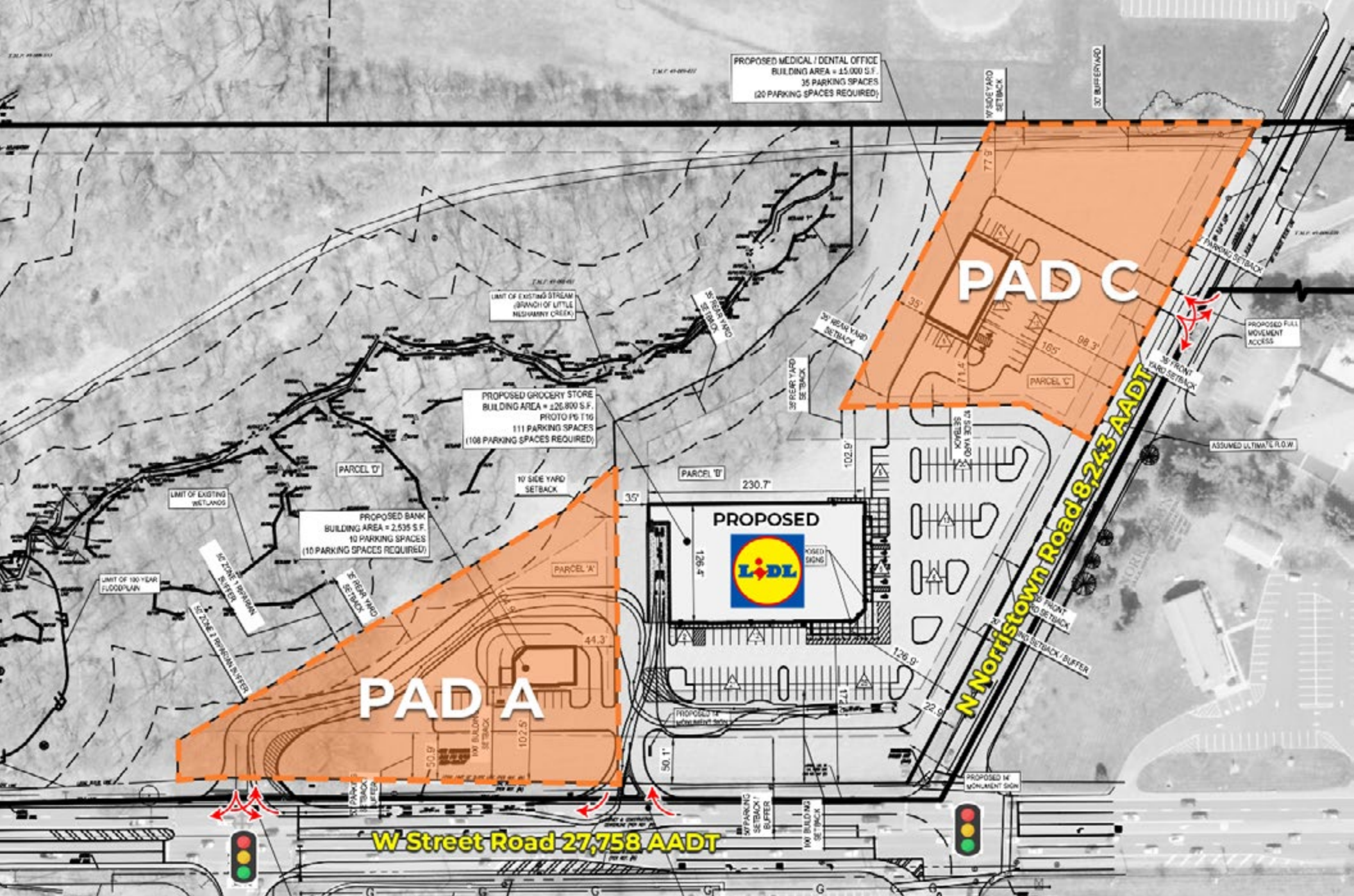
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PROPOSED MEDICAL / DENTAL OFFICE  
 BUILDING AREA = 15,000 S.F.  
 35 PARKING SPACES  
 (20 PARKING SPACES REQUIRED)

LIMIT OF EXISTING STREAM  
 (BRANCH OF LITTLE  
 NISHAMINY CREEK)

PROPOSED GROCERY STORE  
 BUILDING AREA = 126,800 S.F.  
 PHOTO PG T16  
 111 PARKING SPACES  
 (108 PARKING SPACES REQUIRED)

PROPOSED BANK  
 BUILDING AREA = 2,535 S.F.  
 10 PARKING SPACES  
 (10 PARKING SPACES REQUIRED)

PROPOSED  
  
 PROPOSED SIGN

PAD C

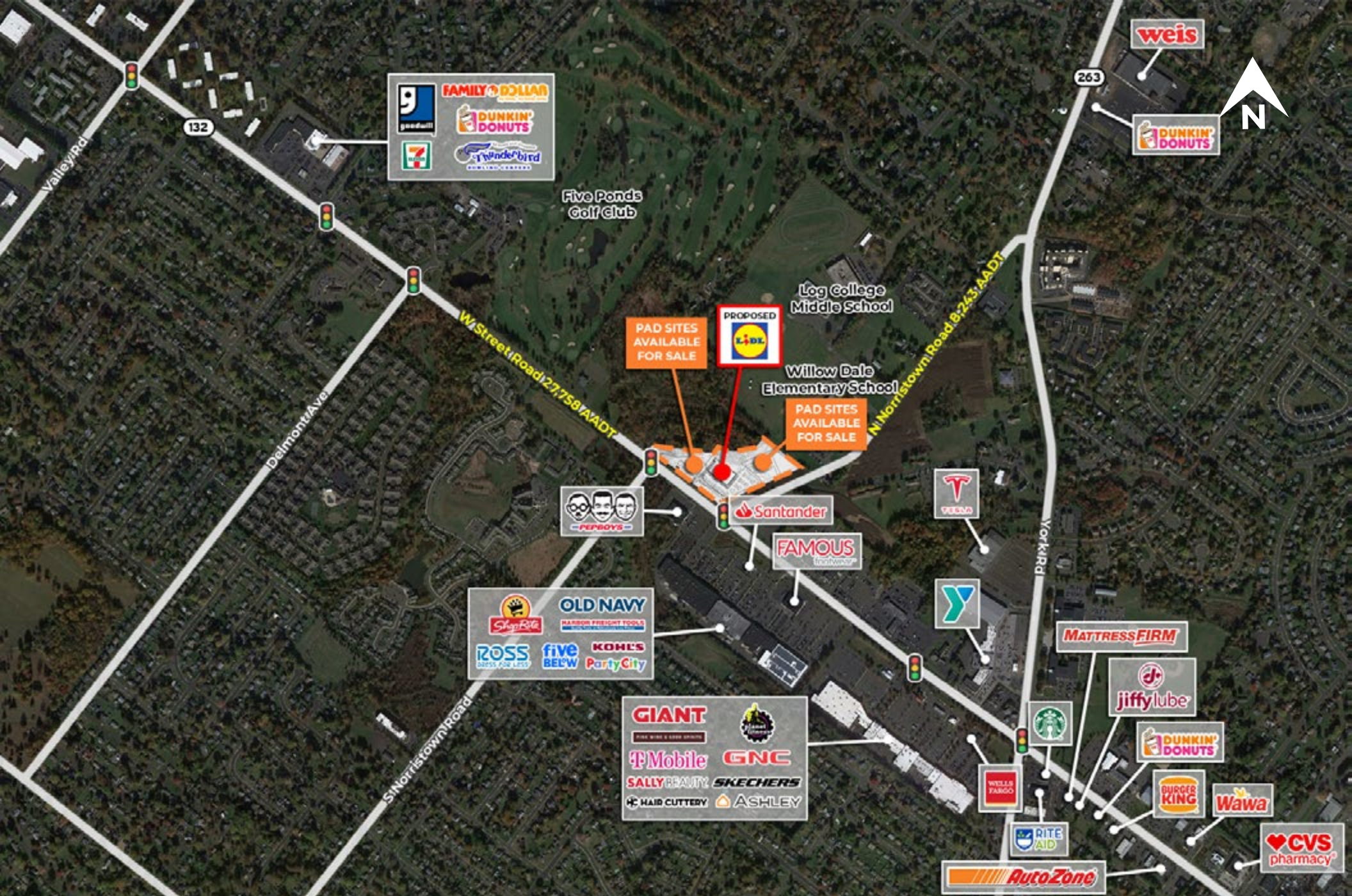
PAD A

**W Street Road 27,758 AADT**

**N Norristown Road 8,243 AADT**

# Site Plan





# Local Aerial

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# Market Aerial