

W Street Road & Norristown Road

Warminster, PA 18974

Excess Ground For Sale



Questions? Contact Us.

Greg Jones

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c. 484-948-5217

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Excess Ground For Sale

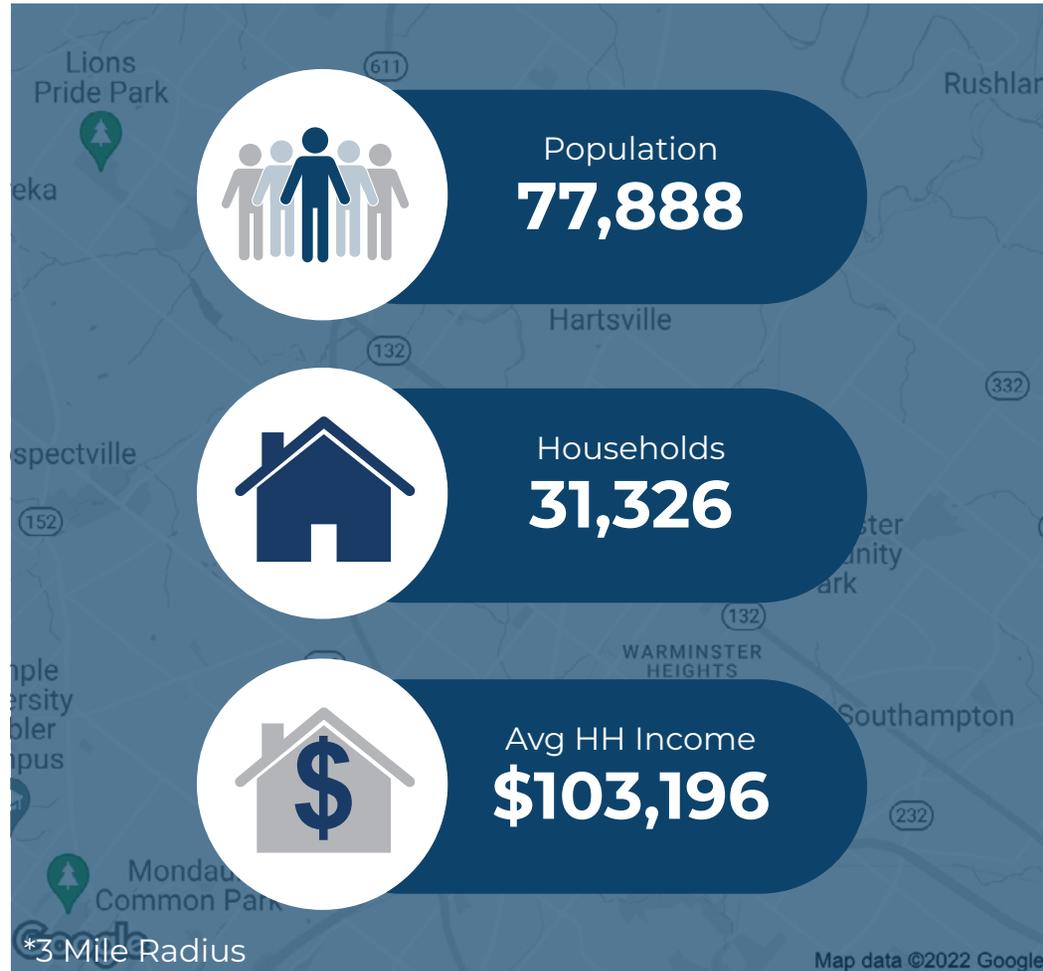
Highlights

- High profile retail development in Warminster, Bucks County, PA, with pad sites available and excellent visibility to Street Road with 27,758 AADT
- Approved/improved pad and sites
- All utilities in close proximity to the site
- Great location for medical or financial buildings
- Commercial development

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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Development Site For Sale

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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**EXCESS GROUND
FOR SALE**

**PROPOSED
PAD C**

**PROPOSED
PAD A**

COMING SOON



W Street Road 27,758 AADT

N Norristown Road 8,243 AADT

PROPOSED MEDICAL / DENTAL OFFICE
BUILDING AREA = ±5,000 S.F.
35 PARKING SPACES
(20 PARKING SPACES REQUIRED)



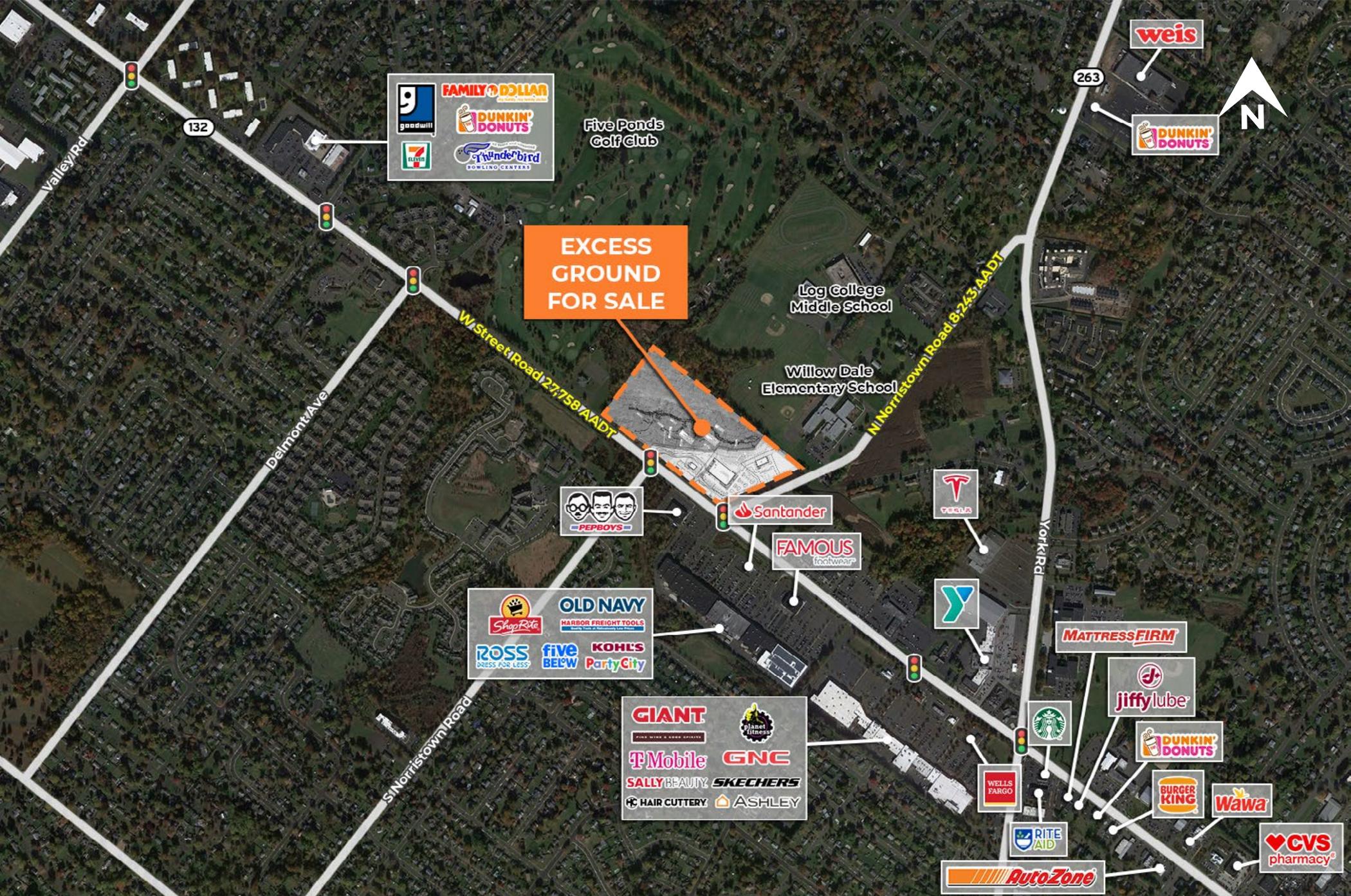
100 MGS PER CLASSROOM - 100 STUDENTS
100 MGS EMPLOYEES
REQUIRED PARKING - 100 SPACES
PROPOSED PARKING - 30 SPACES



PROPOSED BANK
BUILDING AREA = 12,000 S.F.
15 PARKING SPACES
(11 PARKING SPACES REQUIRED)



Site Plan



Local Aerial



Market Aerial