

Executive Summary



SALE PRICE:	\$2,900,000
LOT SIZE:	3.9 Acres
APN #:	36-005-068
ZONING:	PC - Planned Commercial

PROPERTY OVERVIEW

This unique commercial redevelopment opportunity sits on a 3.9-acre parcel located along Route 309. The property is located along a major thoroughfare with a daily traffic count of 34,000 vehicles. This property presents an exceptional opportunity for investors and developers seeking to capitalize on the growing demand for commercial real estate in the Quakertown area. With its prime location, flexible PC zoning, and high visibility, this site offers immense potential for a successful development project. This property is being sold AS IS WHERE IS.

PROPERTY FEATURES

- Ideal for creating a high-visibility retail destination
- Across the street from a bustling retail center
- Maximum exposure on heavily traveled Route 309
- The property currently features an outdated building and small house that will require demolition to provide a clean slate for development
- Located at a signalized intersection

CINDY MCDONNELL FEINBERG
cfeinberg@feinbergrea.com
Cell: 610.360.9733
Direct: 610.709.6233

CASEY KELLER
ckeller@feinbergrea.com
Cell: 484.226.8081
Direct: 610.709.6232



Property Details

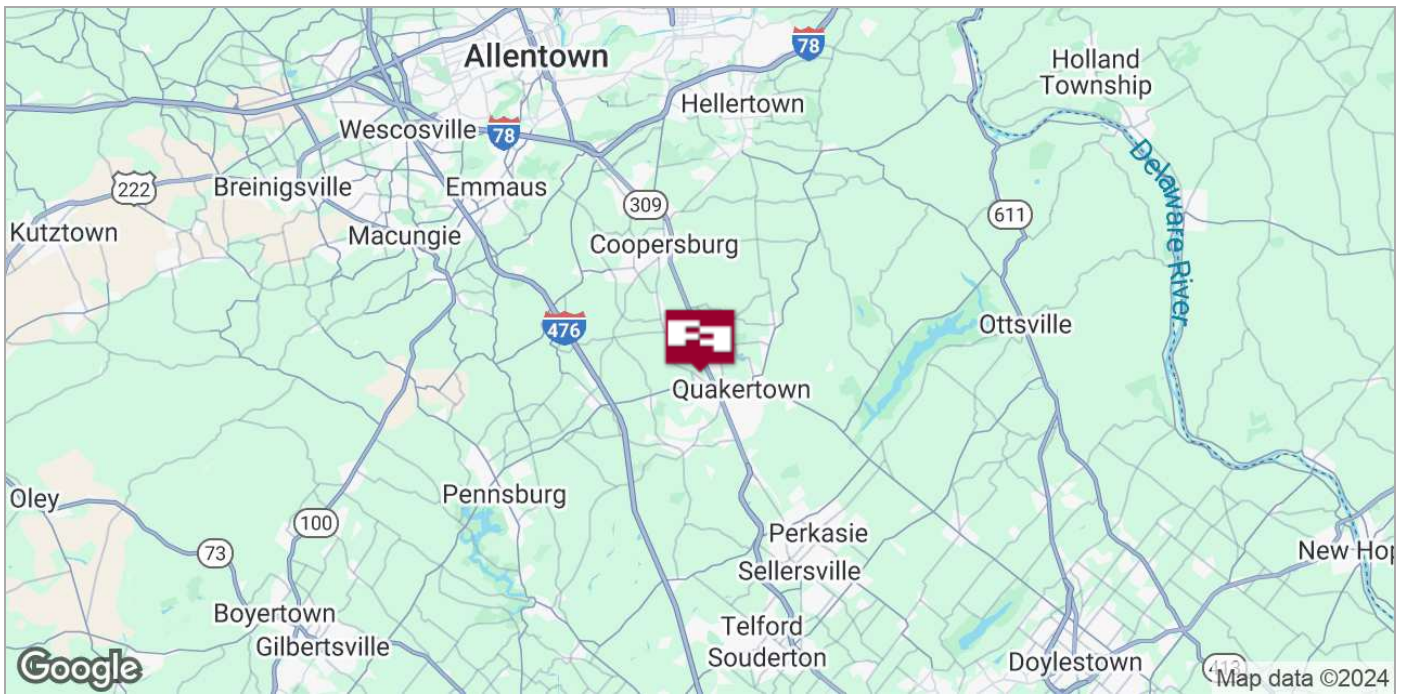
ADDRESS:	625 North West End Boulevard
CROSS STREET:	W. Pumping Station Road
COUNTY:	Bucks County
MUNICIPALITY:	Richland Township
ZONING:	PC
TAXES:	\$19,808
ROAD ACCESS:	600 ft of frontage on Route 309 300 ft of frontage on W. Pumping Station Rd
LOCAL DEVELOPMENT:	Plans for a retail center to be developed on corner parcel across from site on W. Pumping Station Road. Across the street from a vibrant shopping center that includes a Wawa and Target. 5 minutes from St. Luke's Upper Bucks Campus, great location for medical office.



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 2 Direct: 610.709.6233 Direct: 610.709.6232



Location Maps

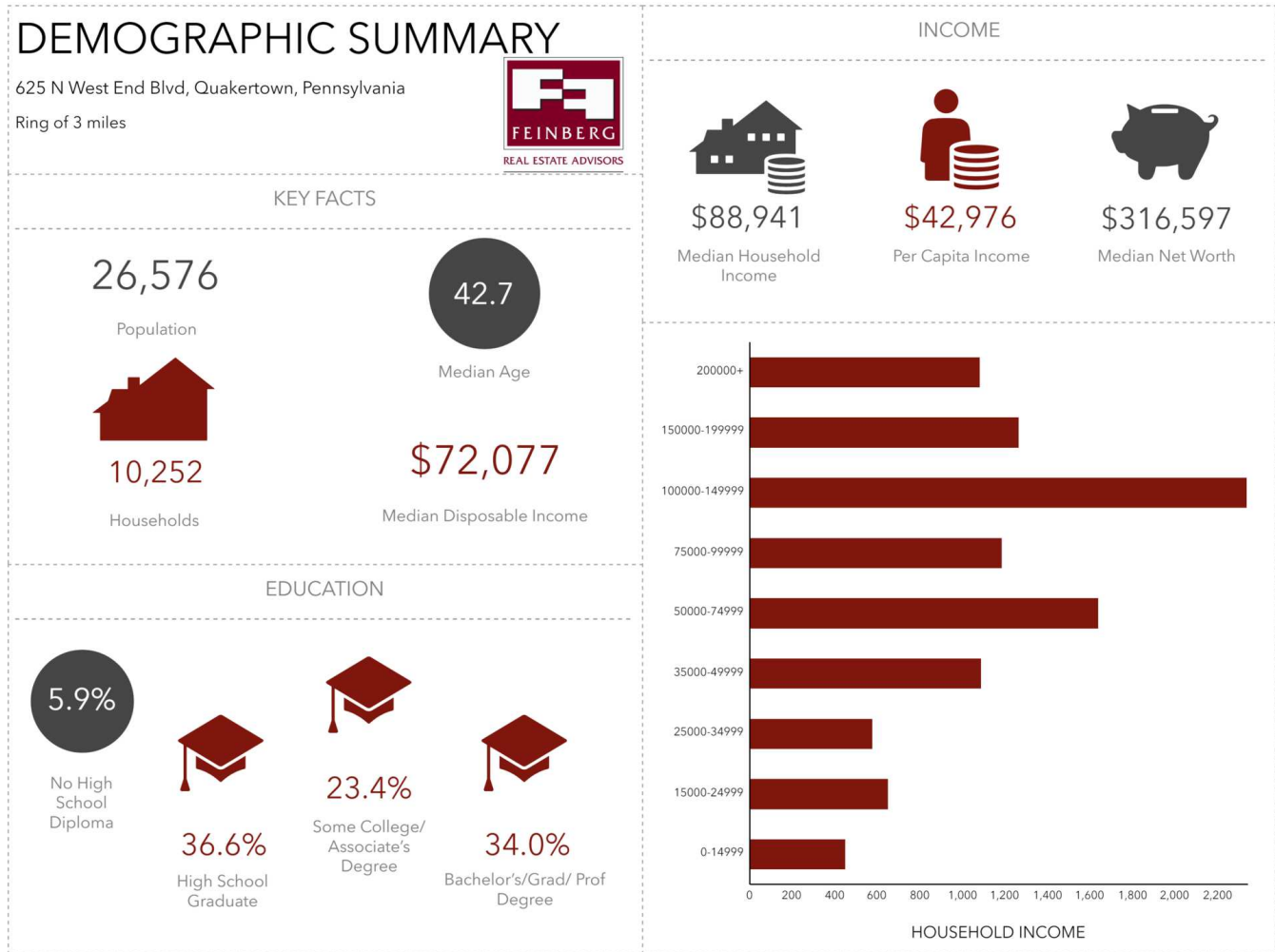


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Demographics



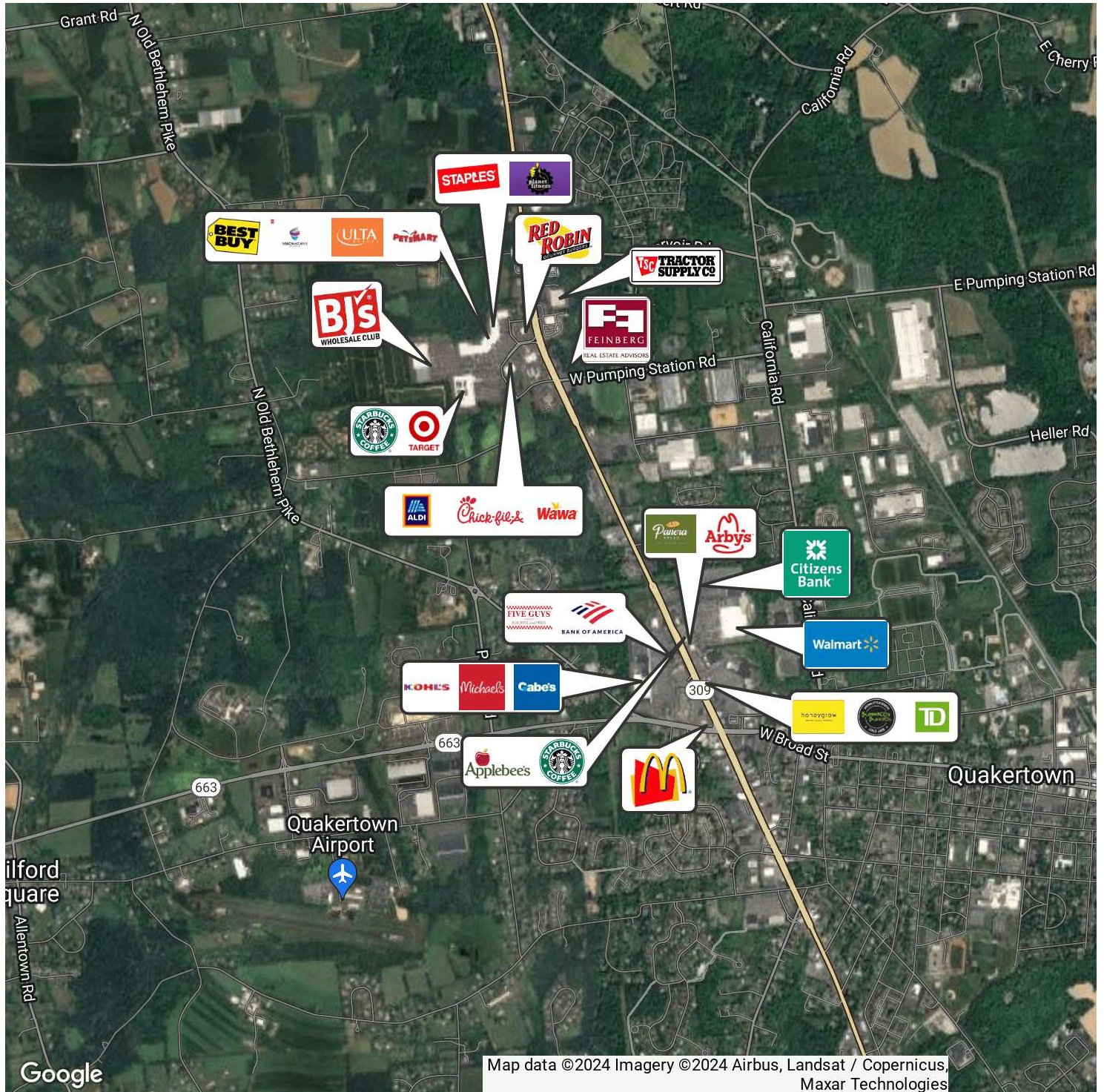
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Retailer Map



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Prime Redevelopment Opportunity For Sale

625 North West End Blvd, Quakertown, PA 18951

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6 Direct: 610.709.6233 **Direct: 610.709.6232**



Feinberg Real Estate Advisors, LLC

1390 Ridgeview Drive, Suite 301 • Allentown, PA 18104-9065 • **610.709.6233** • Fax. 610.398.4057 • www.feinbergrea.com