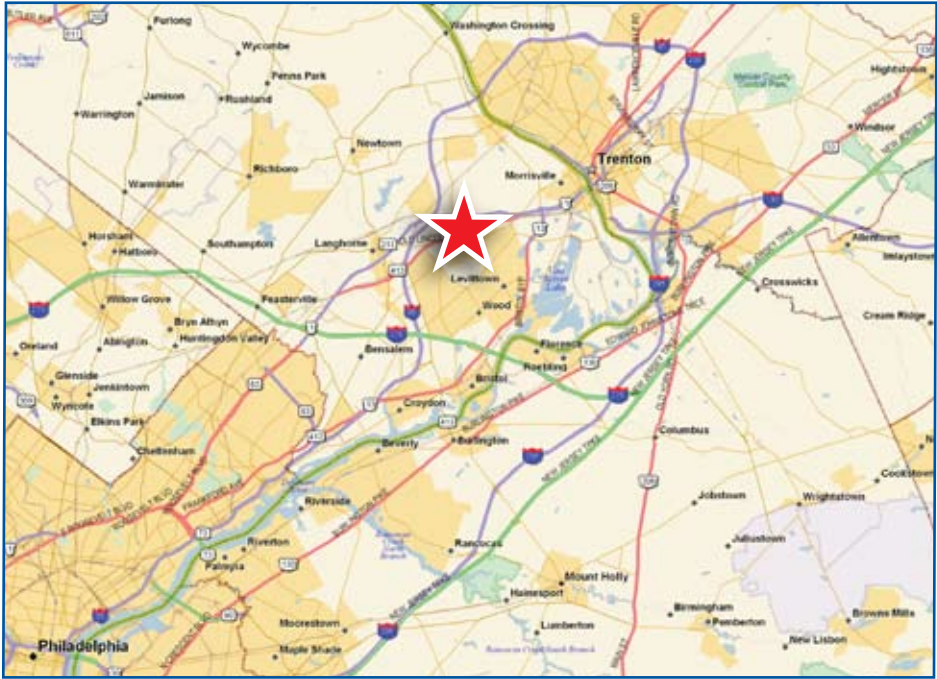
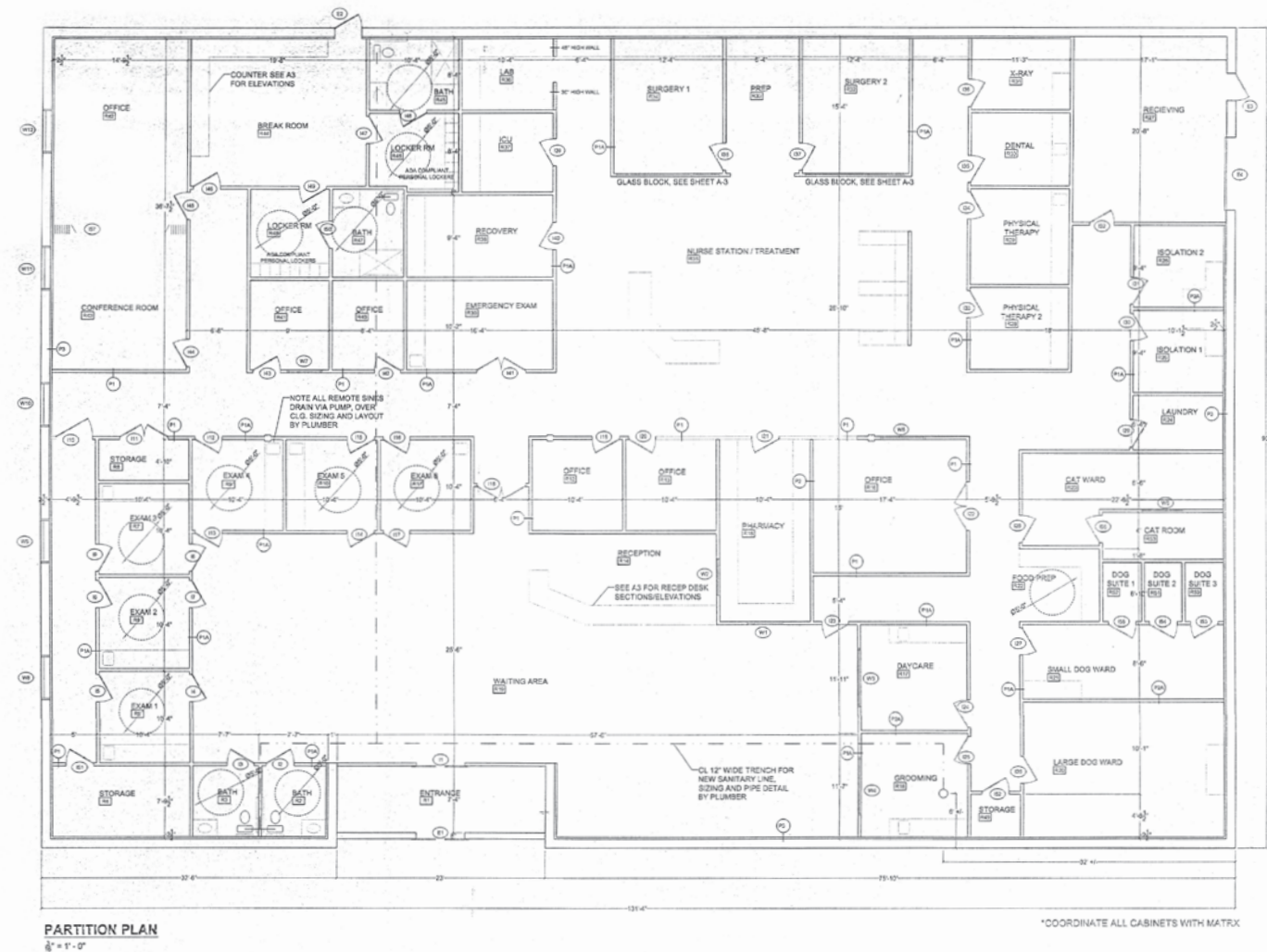


SITE PLAN



Contact

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other condition, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FREESTANDING
BUILDING AVAILABLE

131 Lincoln Highway, Fairless Hills, PA



Property Available
For Sale or Lease

Property Size: 1.034 Acres
Building Size: Approx. 11,740 SF
Parking: 40 Spaces
Zoning: Highway Commercial
Taxes: \$39,221

- Good access
- Daily traffic counts in excess of 27,464 Cars per day
- Nearby Retailers include: Oxford Valley Mall, Home Depot, Dick's Sporting Goods, BJ's, Barnes & Noble, Best Buy, AC Moore, TJ-Maxx, Circuit City, Target, Toys 'R' Us, Babies 'R' Us, Staples and Kohl's

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population:	9,375	95,347	211,987
Med HH Inc:	\$ 65,667	\$ 77,277	\$ 77,118
Daytime Pop:	6,712	41,105	85,607

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B R O K E R A G E

