

7800 BRISTOL PIKE
LEVITTOWN, PA

AVAILABLE FOR SALE OR LEASE
INDUSTRIAL PROPERTY

25,000 SF
10.1 Acres

PROPERTY INFORMATION

HIGHLIGHTS

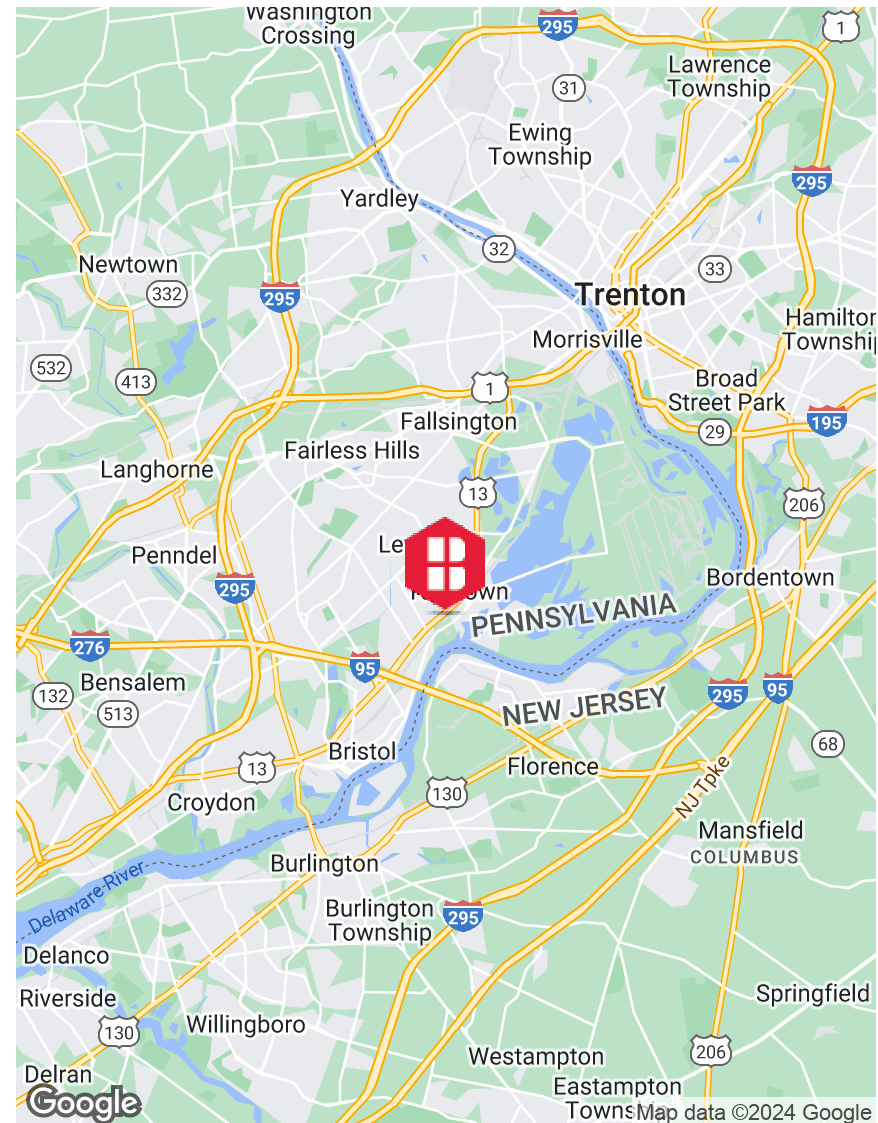
- 25,000 SF metal shell building on site
- 1,400' Frontage (approximate) - Bristol Pike
- Fifteen (15) Drive-in doors
- \$30,000 Estimated 2023 Taxes (Bristol Township/Tullytown)
- The property is served by SEPTA's Trenton Line for regional rail and bus routes 127 and 128. The property is also within a 5-minute walk from the SEPTA Levittown bus and train station.

ZONING

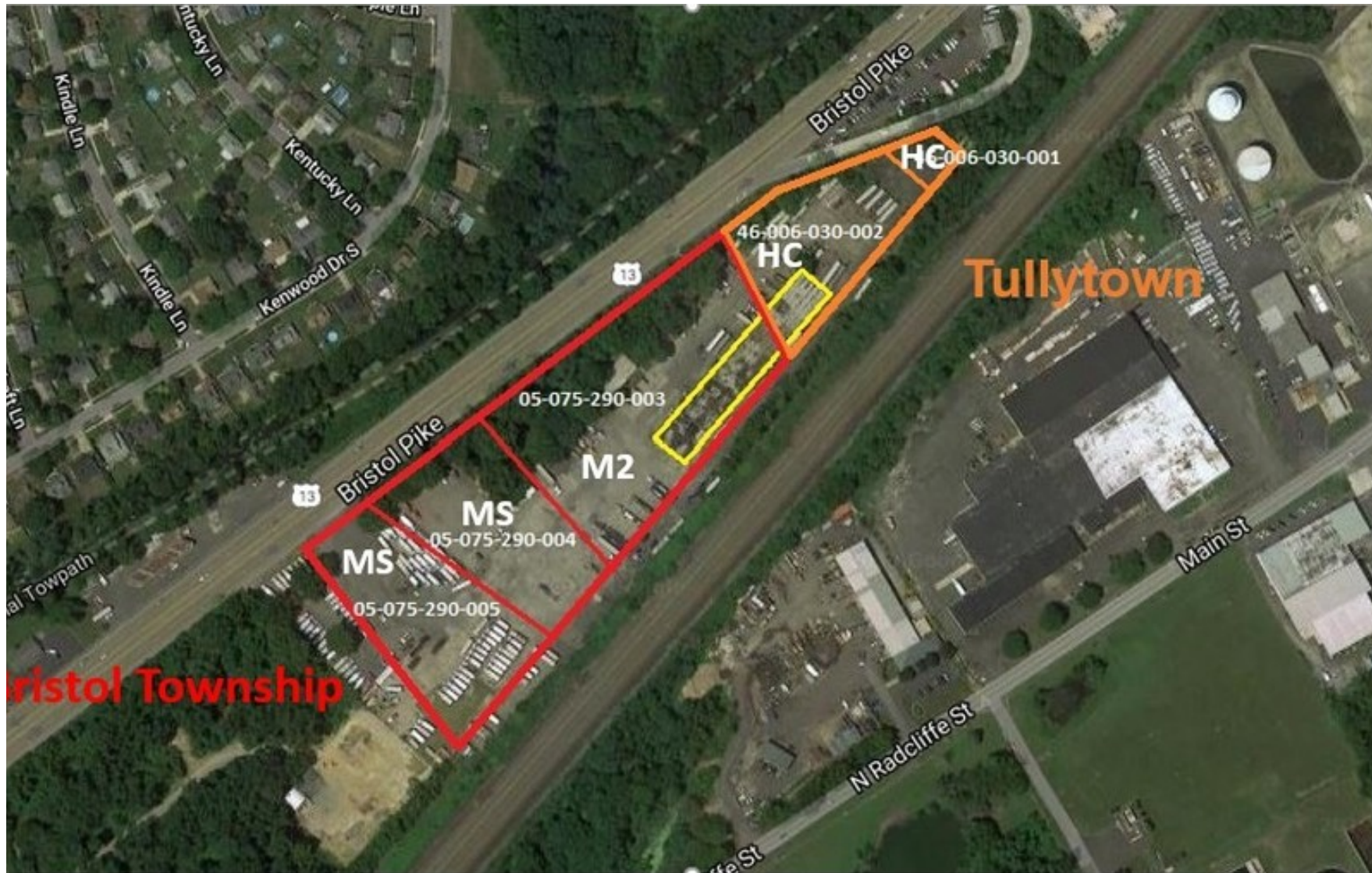
- Zoned MS - Municipal Services District (Bristol Township)
- Zoned M2 - Heavy Manufacturing (Bristol Township)
- Zoned HC - Highway Commercial (Tullytown)

PARCEL BREAKDOWN

- Bristol Twp: 05-075-290-008 (2.0 Acres)
- Bristol Twp: 05-075-290-004 (2.0 Acres)
- Bristol Twp: 05-075-290-003 (4.4 Acres)
- Tullytown: 46-006-030-002 (1.6 Acres)
- Tullytown: 46-006-030-003 (0.1 Acres)



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

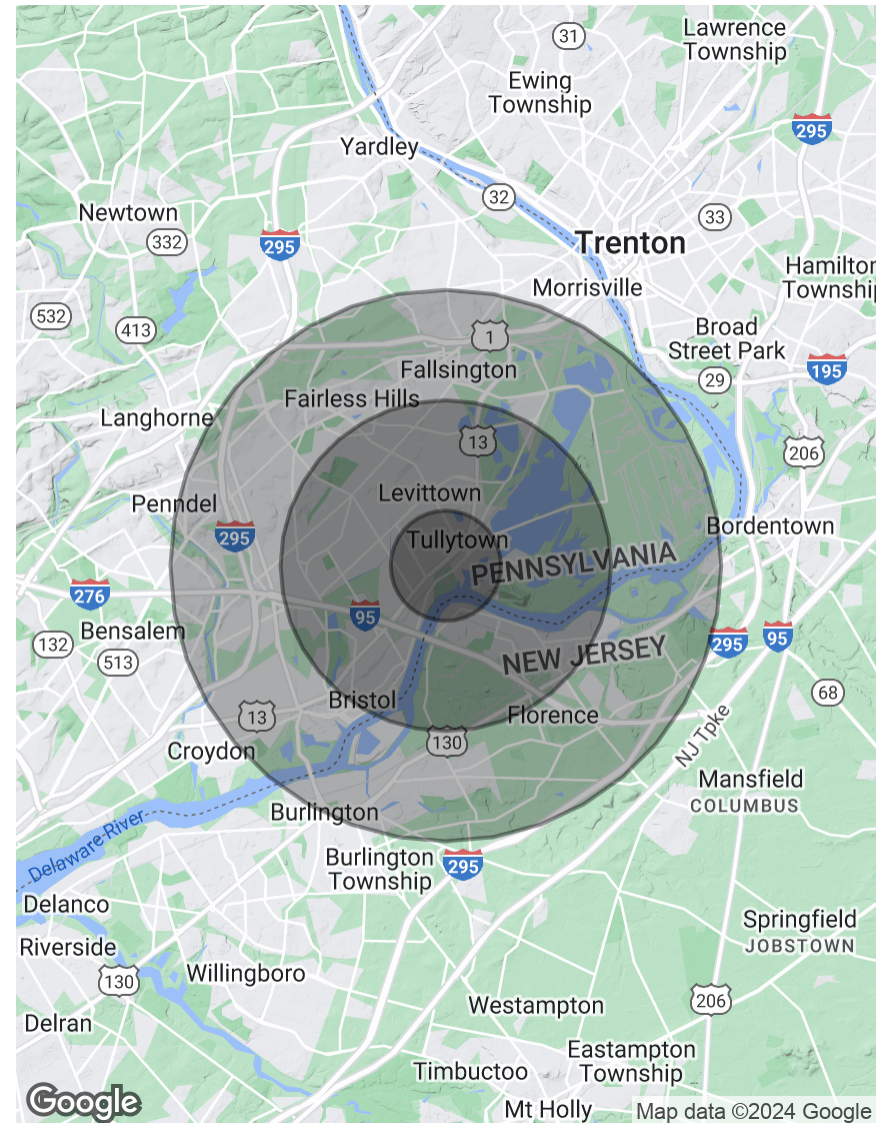
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,817	73,682	173,682
Average Age	39.8	39.7	39.7
Average Age (Male)	38.9	38.1	38.1
Average Age (Female)	41.0	41.1	41.1

HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILES

Total Households	3,051	27,293	64,293
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$67,105	\$69,751	\$71,105
Average House Value	\$225,585	\$240,154	\$263,585

* Demographic data derived from 2020 ACS - US Census



CONTACT



Jason Ostach

Vice President

215.448.6021

jostach@binswanger.com



Christopher Pennington

Partner & Senior Vice President

215.448.6053

cpennington@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.