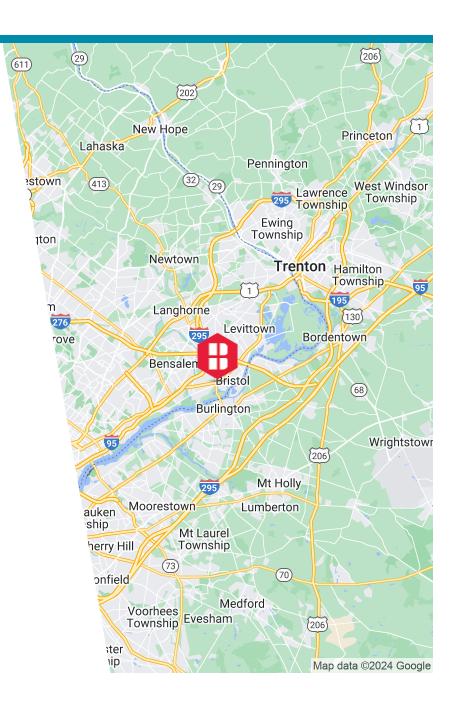


AVAILABLE FOR LEASE LAND

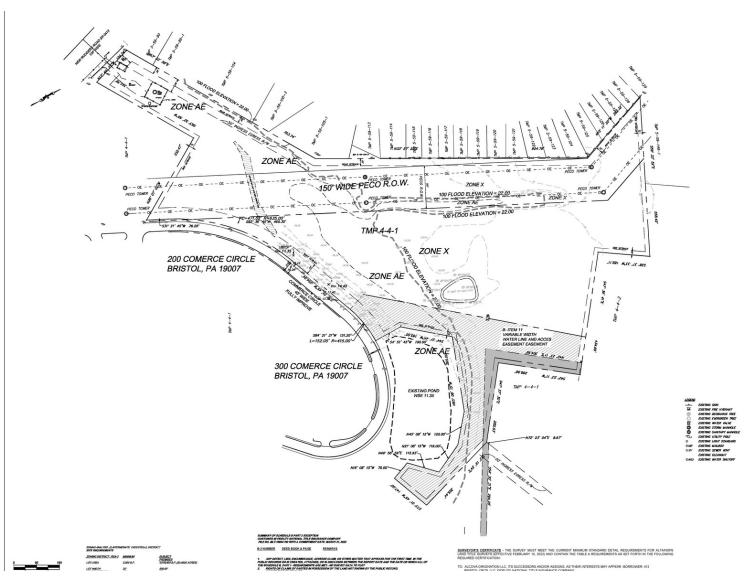
PROPERTY HIGHLIGHTS

- Direct egress/ingress on Rt 413 (Veterans Hwy)
- Water service on-site
- Zoning II Intermediate Industrial Bristol Borough
- Permitted Uses: Warehouse, Industrial Park, Flex Space, Light Manufacturing, Building Materials (Supplies/Sales/Service) Contractor Offices and Shops, Repair Shop, Sheet Metal Fabrication, Wholesale Trade, Outdoor Storage or Display etc.
- Taxes \$38,984.26 (Estimated 2023)
- Strategically located near the intersection of Routes 13 &
 413 the property offers convenient access to Interstate I-95 and bridges to New Jersey





SITE PLAN





ALL THAT CERTAIN TRACT OF LAND, BEGINNING AT A MORTHERLY RIGHT-OF-WAY LINE OF COMMERCE CIRCL BEING THE SOUTHEASTERLY CORNER OF T.M.P. 04-004

AND THE PROPERTY OF PROPERTY AND AND THE PROPERTY OF THE PROPE

GENERAL NOTES

1. NEW RODGERS ROAD (PA ROUTE 413) AND COMMERCE LEGALLY OPEN PUBLIC ROADS MAINTAINED BY THE TOW

THE TOTAL LOT AREA 23.40 ACRES

. ALL UTILITY FACILITIES REQUIRED TO SERVE THE SITE

FLOOD ZONE: 42075700860

SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HASIONATION "X" AND "AE" BY THE FEDERAL EMERGENC MAJ, ON FLOOD INSURANCE RATE MAP NO. 2015Y WITH NTFICATION OF 321/2017 FOR COMMUNITY NO. 00860 INMONMENTAL FOR FENNINGLY ANNO WHICH IS THE CURR

6. THE LEGAL DISSORETION DISSORBES THE SAME LAND SUMMARY OF SCHEDULE B PART 2 EXCEPTION CONTAINED IN FOREITY MATCHAL TITLE INSURANCE COMPANY FRE NO. MLT-69894 FRO WITH A COMMETMENT DATE: MARCH 31, THE DISSORDER OF THE ACC

- PARKINO :VACANI

8- THERE IS NO EVIDENCE THAT THE SITE HAS BEEN USE OR BURIAL GROUND OR AS A SOLID WASTE DUMP, SUMP LANDFILL.

9- NO EVIDENCE OF ANY UNUSUAL SUBSURFACE CONDIT ANY UNUSUAL SETTLEMENT OF ROADWAYS, CURBS, SIDE DRIVEWAYS IS VISIBLE AT THE SUBJECT SITE. THERE IS I ANY CONDEMNATIONS.

10- THERE IS NO INFORMATION AVAILABLE INDICATING AL ADJACENT STREET. RIGHTS OF WAY ARE BEING CONTEM 11- THERE ARE NO STREAMS, SPRINGS, PONDS, LAKES, G

12- NO IMPROVEMENTS ON THE SUBJECT PREMISES ENCI HEIGHBORING PROPERTIES; NO MEIGHBORING PROPERTY ENCROACH ON THE SUBJECT PREMISES.

11- THERE IS NO EVIDENCE OF RECENT EARTH MOVING W CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN CONDUCTING THE FIELDWORK.

12-INSURANCE - TEI CARRIES PROFESSIONAL LIABILITY AMOUNT OF \$1,000,000 PER OCCURRENCE AND A AGGREG AS PROJUSED CODIES AVAILABLE LIBON REQUIRET



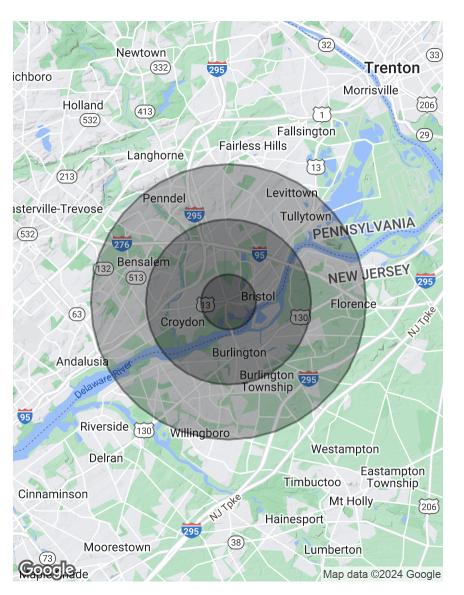
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILE
Total Population	9,403	79,868	229,
Average Age	38.2	38.7	1
Average Age (Male)	37.1	37.7	:
Average Age (Female)	39.2	39.3	1

HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILE

Total Households	3,702	30,953	85,
# of Persons per HH	2.5	2.6	
Average HH Income	\$56,948	\$62,394	\$70,
Average House Value	\$216,913	\$246,312	\$260,

^{*} Demographic data derived from 2020 ACS - US Census





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