

## **CONTACT EXCLUSIVE AGENTS**

611 River Drive

201.777.2300

3rd Floor

#### **MICHAEL HORNE**

mhorne@ripconj.com 201.351.8782

#### **STEVEN WINTERS**

swinters@ripconj.com 201.335.6050

**Co-Marketing Broker** 

JAMES CREED JR.

**CBRE** 

610.203.8862



Elmwood Park, NJ 07407

Please visit us at ripconj.com for more information

#### This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

## **RETAIL SPACE**

# **DOYLESTOWN, PA**

## **REDEVELOPMENT SITE**

539 N Main Street

#### SIZE

0.65 acres

#### **ASKING RENT**

**Upon Request** 

#### **STATUS OF PREMISES**

Current gas station available for redevelopment

#### **TERM**

Negotiable

#### **COMMENTS**

Great neighborhood location

Signalized intersection

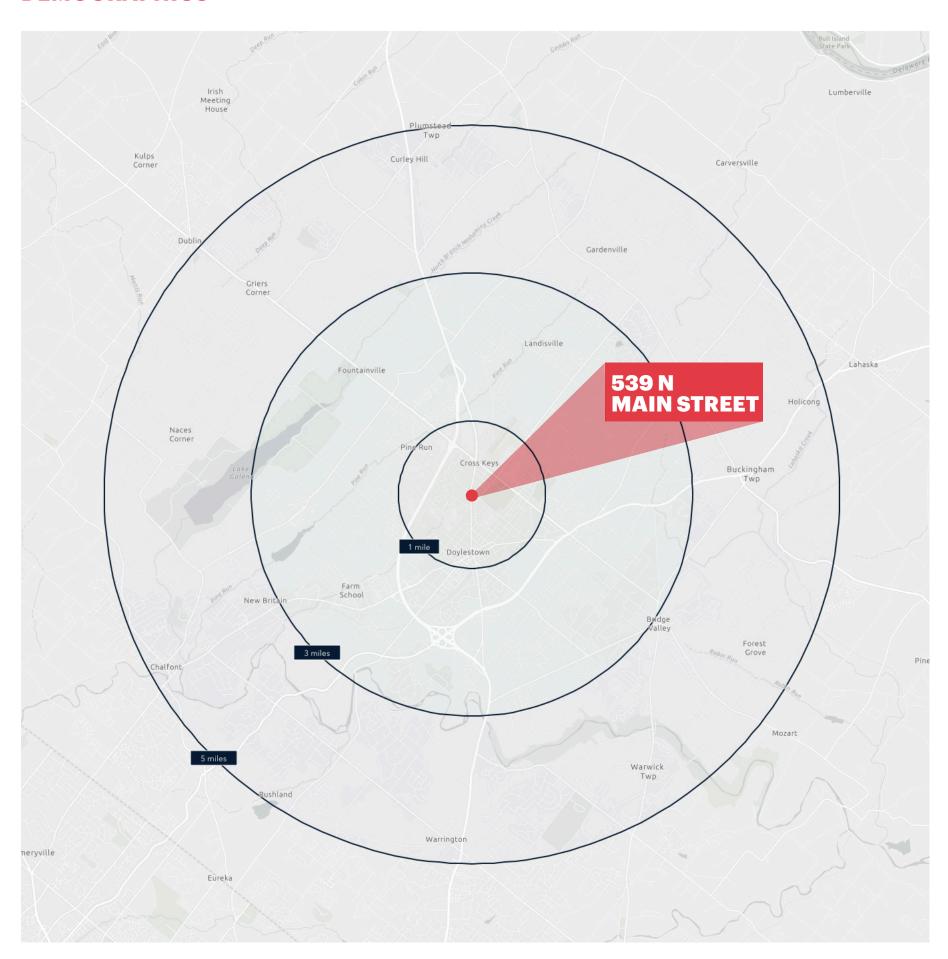
Strong retail back up including Weis Markets, Acme, Rite Aid, Starbucks, Citizens Bank, Chipotle, and 7-Eleven to name a few

High income population base

## **LOW-LEVEL AERIAL**



### **DEMOGRAPHICS**



**1 MILE RADIUS** 

POPULATION TOTAL BUSINESSES

9,005 1,351

HOUSEHOLDS TOTAL EMPLOYEES

4,226 14,264

MEDIAN AGE AVERAGE HOUSEHOLD INCOME

\$135,984

**COLLEGE GRADUATES** (Bachelor's +)

3,922 - 56.0%

50.5

**3 MILE RADIUS** 

POPULATION TOTAL BUSINESSES

37,962 2,515

HOUSEHOLDS TOTAL EMPLOYEES

14,793 29,081

MEDIAN AGE AVERAGE HOUSEHOLD INCOME

45.8 \$171,477

**COLLEGE GRADUATES** (Bachelor's +)

16,463 - 60.0%

**5 MILE RADIUS** 

POPULATION TOTAL BUSINESSES

80,366 3,896

HOUSEHOLDS TOTAL EMPLOYEES

29,044 43,9556

MEDIAN AGE AVERAGE HOUSEHOLD INCOME

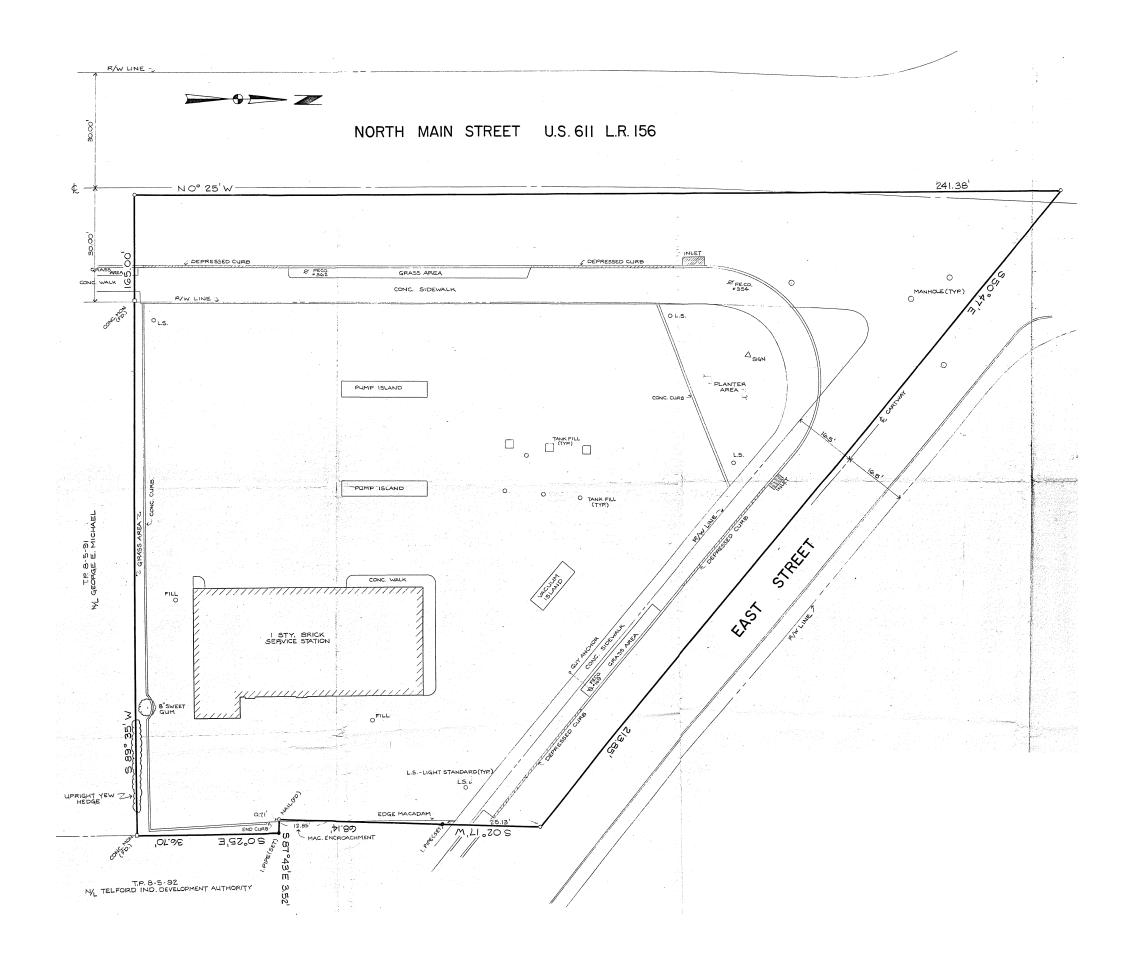
\$180,274

**COLLEGE GRADUATES** (Bachelor's +)

33,701 - 60.0%

43.6

\*2022 estimates



## **SURVEY OVERLAY**

