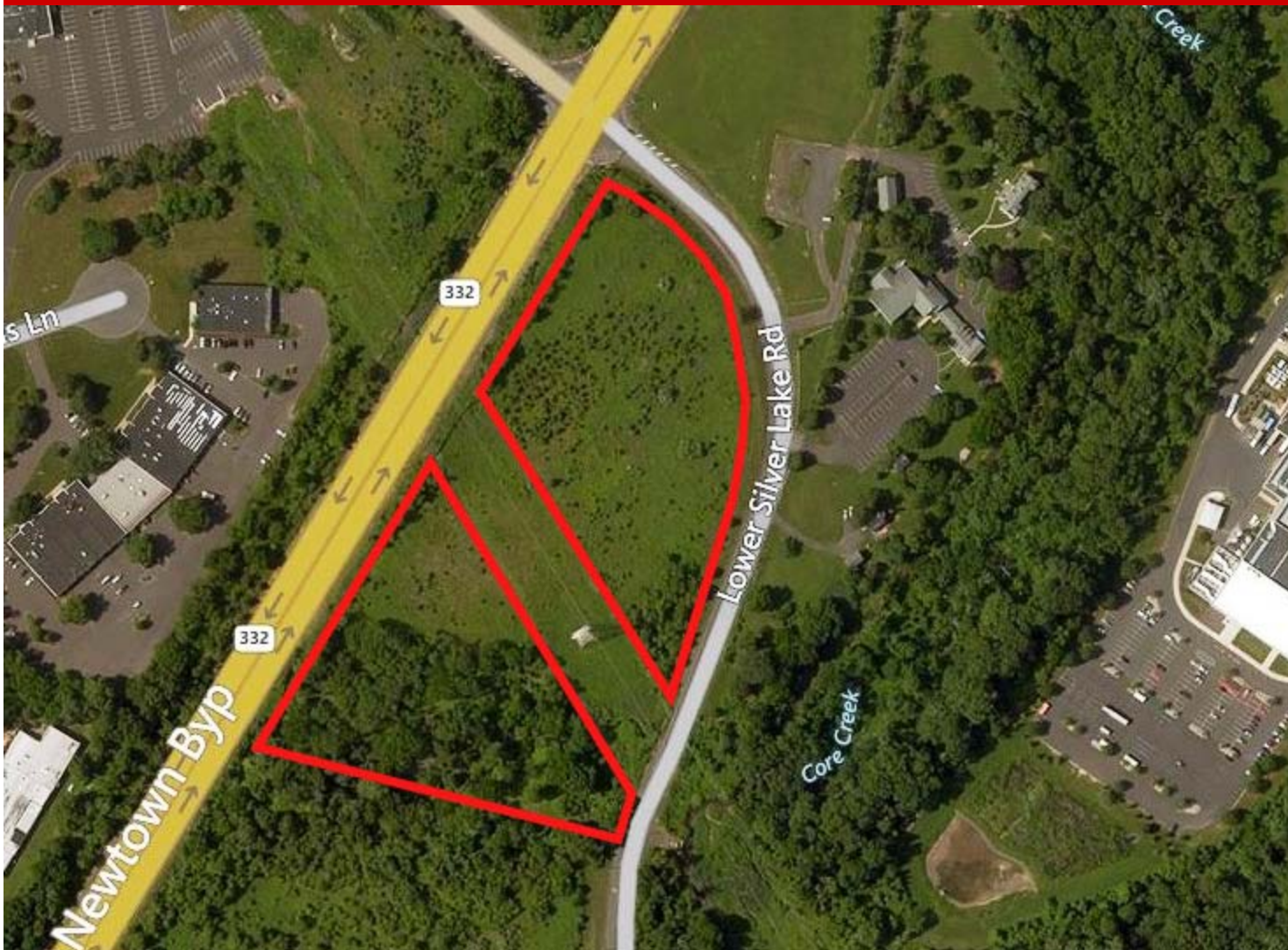


# PRIME LOCATION - OFFICE RESEARCH ZONED LAND FOR SALE



*Silver Lake Road & Newtown Bypass  
Newtown, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



This Silver Lake Road property is a highly visible 9.7 acre site contiguous to the Newtown Bypass and access to the site through Silver Lake Road.

## **PROPERTY HIGHLIGHTS**

- **High visibility, located on Route 332 (Newtown Bypass)**
- **Excellent Demographics**
- **Daily traffic counts of over 36,000**
- **1± mile East of I-95**

**PRESENTED BY:**

***Kurt Eisenschmid, CCIM***

***Penn's Grant Realty Corporation***

2005 S Easton Rd, STE 306, Doylestown, PA

215-489-3800 x3 • Kurt@pgrealty.com

www.pgrealty.com





## PROPERTY SPECIFICATIONS

**Lot Size:** ..... approximately 9.7± acres

**Daily Traffic Counts:** ..... Over 36,000

**Population within 5 miles radius (2014):** .. 129,334

**Average Household Income within 5 mile radius (2014):** ..... \$127,112

**Zoning:** ..... OR—Office Research

**Municipality:** ..... Newtown Township

**Water:** ..... Public (water line available at traffic light)

**Sewer:** ..... Public (sewer line runs through property),  
EDU 's must be purchased by buyer

**Tax Parcel:** ..... 29-0101-042

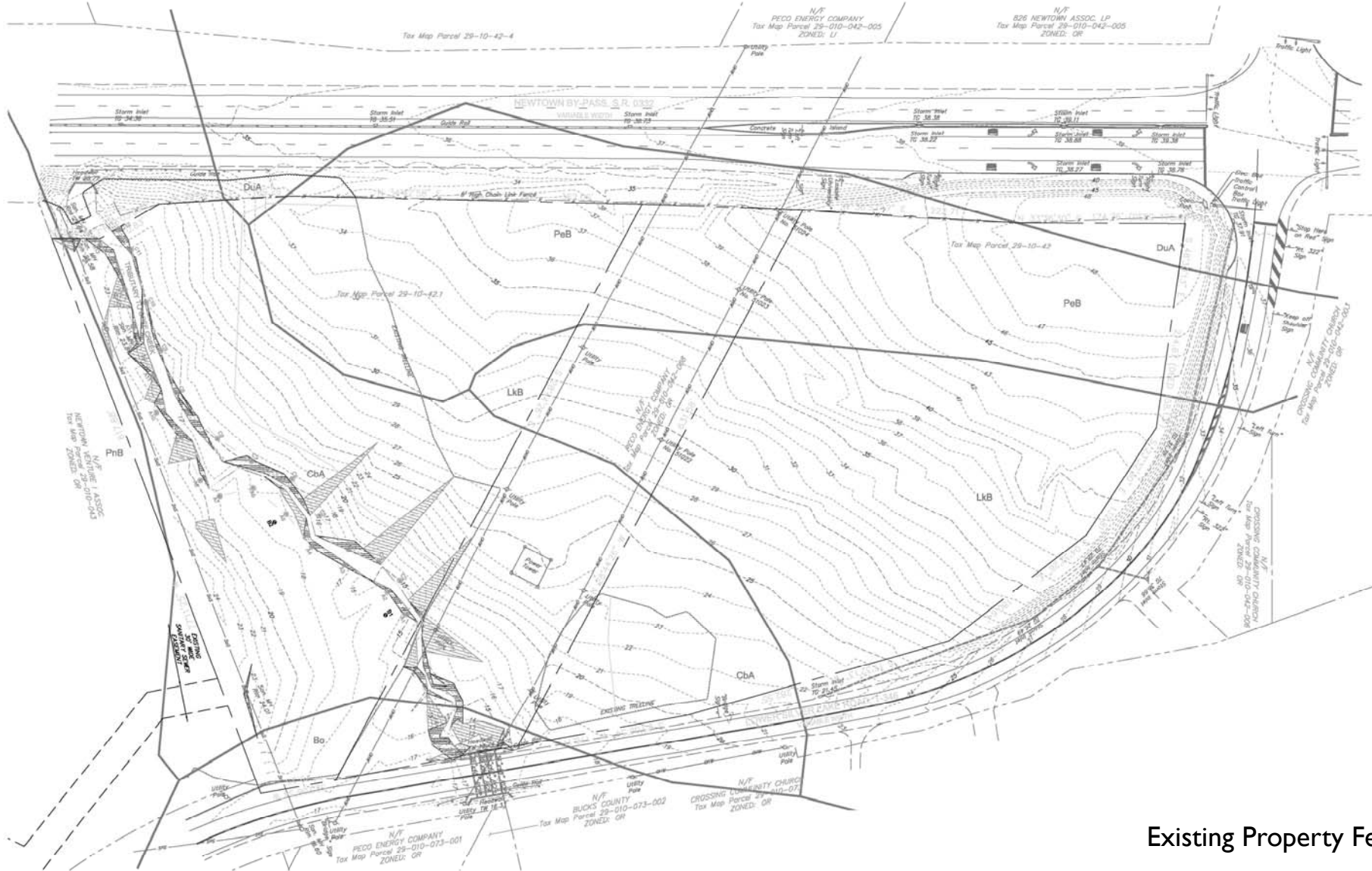
**Total Real Estate Tax Assessment:** ..... \$119,720

**Real Estate Taxes (2014):** ..... \$16,811

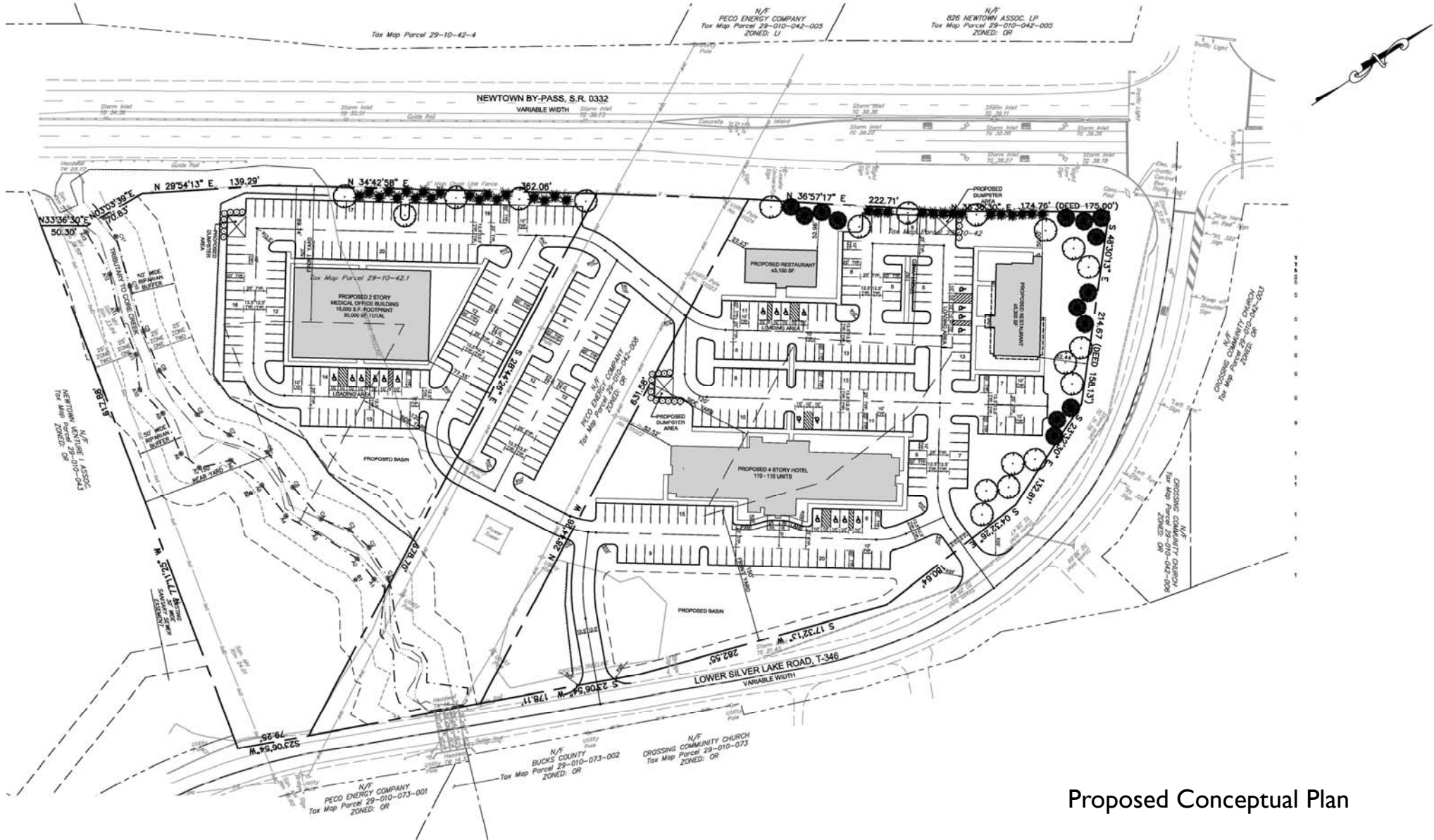
**Sale Price:** ..... \$4,000,000

**Property History:** The site was granted preliminary approval on June 12, 1986, for 100,000 square feet of general office space. The preliminary approval was based on 12.8 acres which was the size of the site prior to the Newtown Bypass being built. When bypass was built approximately 3 acres were lost to road construction.





Existing Property Features



Proposed Conceptual Plan



