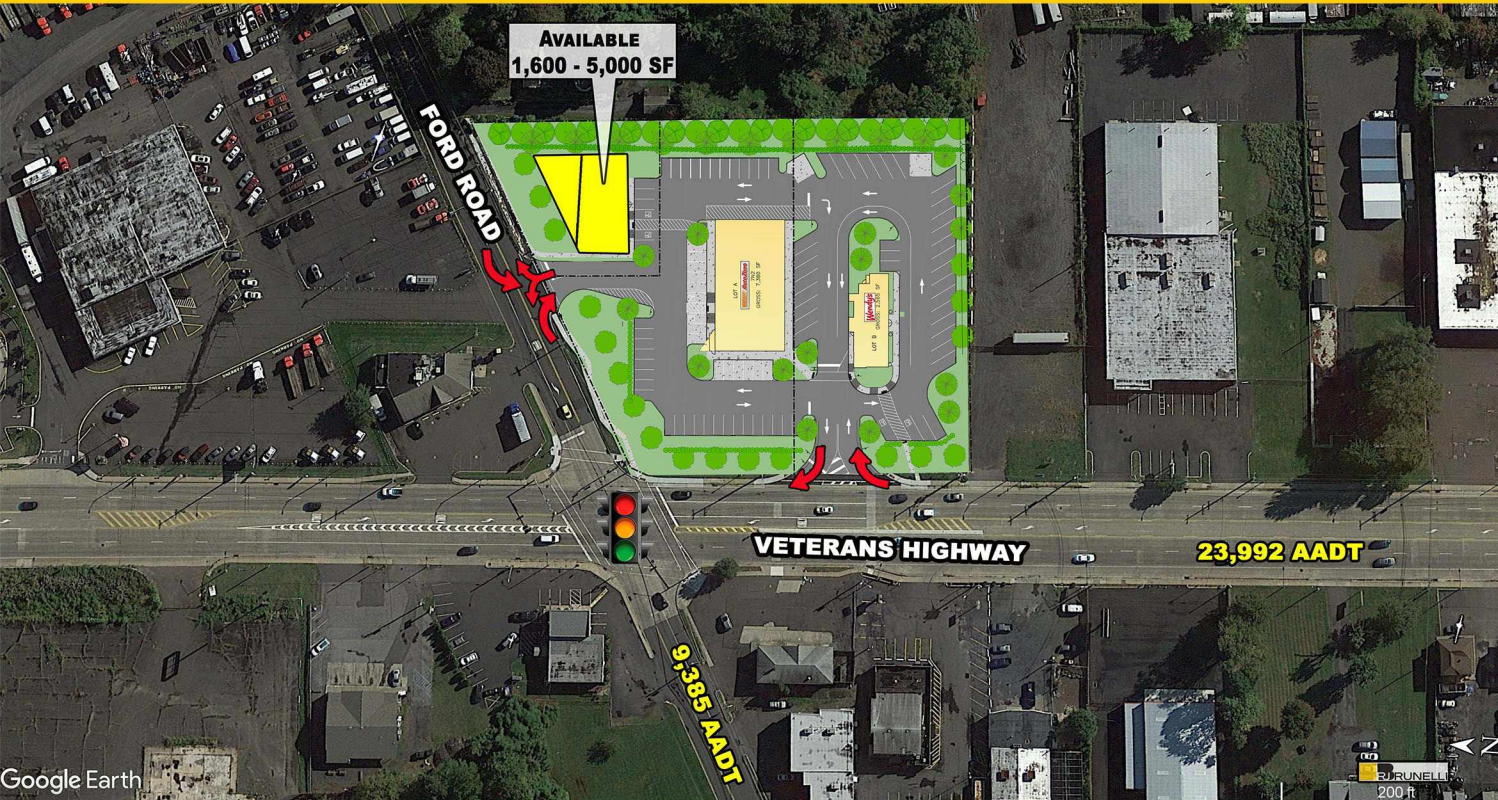


**3020 Veterans Hwy  
Bristol, PA**

**Available for Sale or Lease  
1,600 - 5,000 SF (PAD SITE)**



- Available 1,600 - 5,000 SF pad site for Sale or Lease
- Join Auto Zone and Wendy's
- Highly visible Pad Site
- Located at a signalized intersection with over 30,000 vehicles per day
- Easy access to I-95
- Seeking barber shop/beauty salon, dental, fast food, insurance, optical, pizzeria, and sandwich shop.

#### DEMOGRAPHICS 2020

| MILES       | 1        | 3        | 5        |
|-------------|----------|----------|----------|
| POPULATION  | 9,574    | 96,613   | 224,742  |
| HH INCOME   | \$65,098 | \$81,747 | \$83,696 |
| DAYTIME POP | 4,813    | 34,005   | 107,165  |

**TOTAL GLA** 4,262 SF  
**TRAFFIC COUNT** FORD ROAD - 9,385 CARS PER DAY  
VETERANS HIGHWAY- 23,992 CARS PER DAY

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

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**732-721-5800**  
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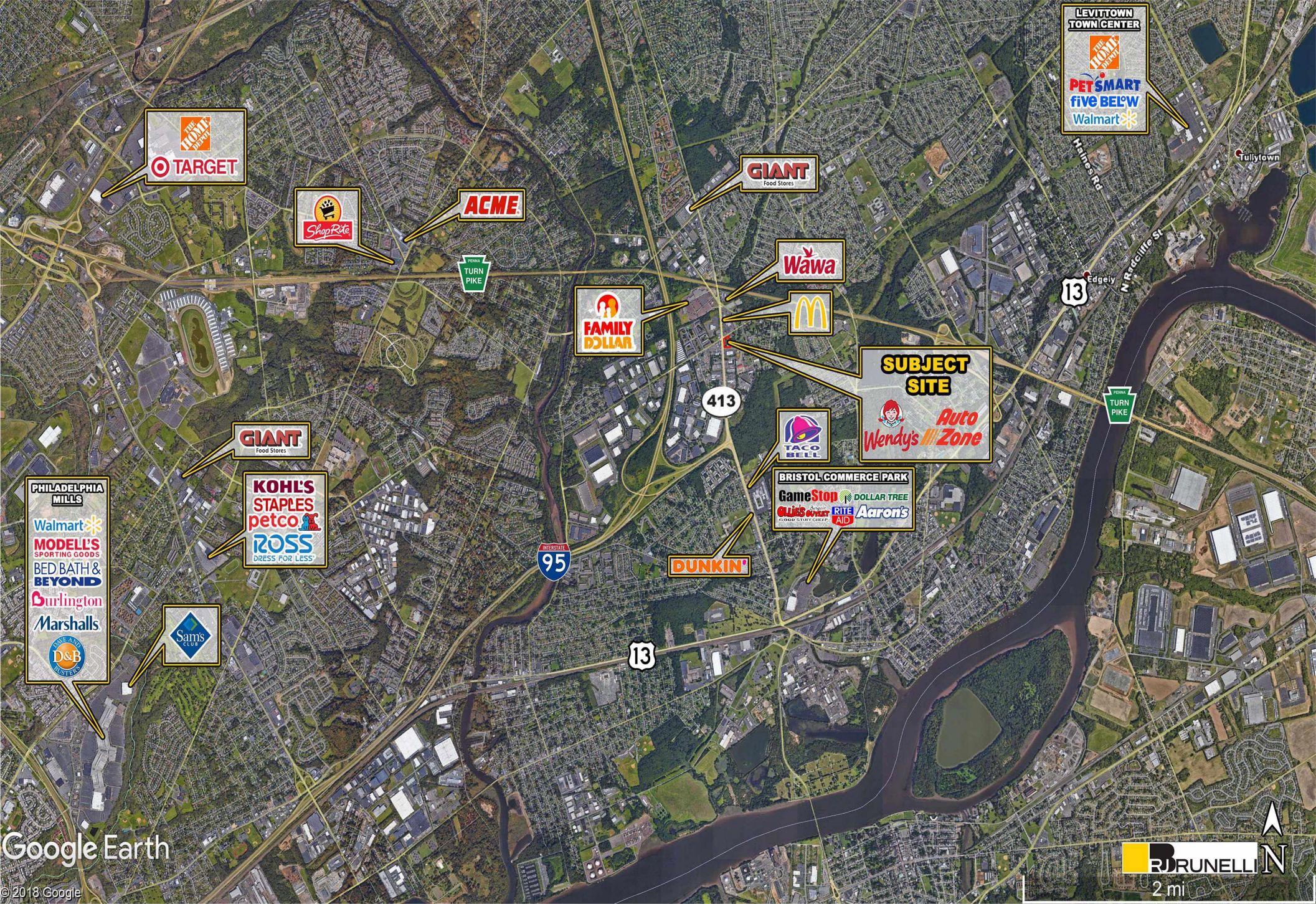
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Google Earth

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