VETERANS HIGHWAY & FORD RD, BRISTOL, PA



RUNELLI RETAIL LEASING SPECIALISTS

VETERANS HIGHWAY & FORD ROAD BRISTOL, PA



R.J. Brunelli & Co. LLC, Exclusive Listing Agent Available - 1,636 SF pad site with drive thru; 5,350 SF freestanding opportunity

Traffic Count: Ford Road = 9,385 cars per day Veterans Highway = 23,992 cars per day

DEMOGRAPHICS 2018

	1 mile	3 miles	5 miles
POPULATION	9,574	96,613	224,742
AVG. HOUSEHOLD INCOME	\$65,098	\$81,747	\$83,696
DAYTIME POPULATION	4,813	34,005	107,165

For more information please contact: **Peter Miller Sales Associate EXCLUSIVE BROKER** RJ Brunelli & Co., LLC 400 Perrine Road, Suite 405 Old Bridge, NJ 08857 Phone: 732-721-5800, ext. 20 Email: pmiller@rjbrunelli.com Visit our website: www.rjbrunelli.com

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FOR SALE or LEASE 1,636 SF pad site with drive thru, or 5,350 SF freestanding opportunity

PROPERTY HIGHLIGHTS:

- New construction
- Join Auto Zone and Wendy's NOW OPEN
- Parcel for sale– Price reduce to \$450,000
- Highly visible pad site opportunity
- Located at a signalized intersection with over 30,000 vehicles per day
- Easy access to I-95
- Seeking bank, barber shop/beauty salon, hair salon, mattress store, ceramic tile shop/floor covering store, hardware/home improvement, furniture store, fast food, pizzeria, sandwich shop, learning centers, laundromat, chiropractor/medical/ dental, insurance



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