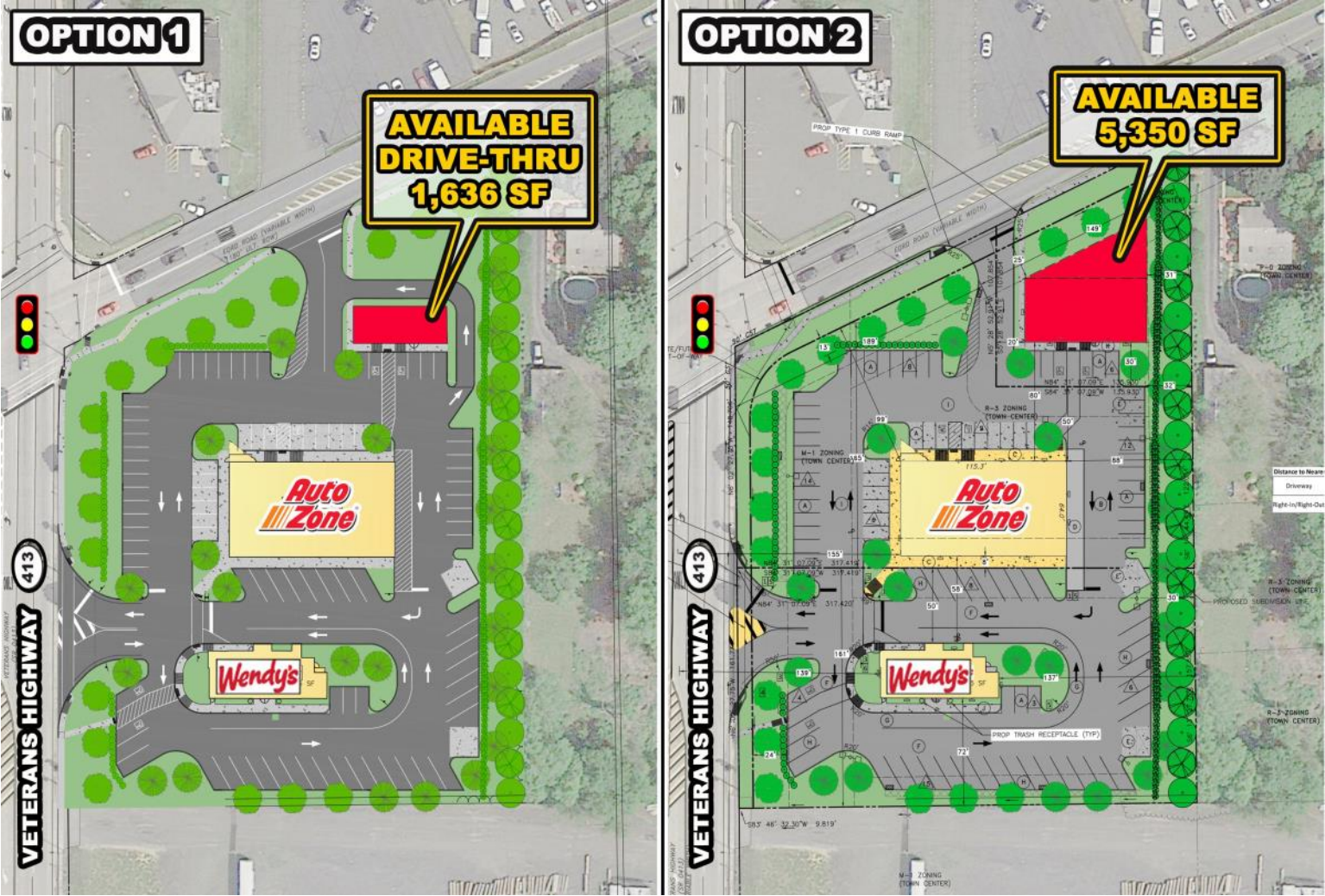


# VETERANS HIGHWAY & FORD RD, BRISTOL, PA





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

## VETERANS HIGHWAY & FORD ROAD BRISTOL, PA



### 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



R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241

**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:  
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Sales Associate  
**EXCLUSIVE BROKER**  
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