

# THE PAVILION AT FURLONG

SWAMP ROAD (ROUTE 313) & YORK ROAD (ROUTE 263)  
DOYLESTOWN (BUCKS COUNTY), PA



## NEW COMMERCIAL DEVELOPMENT FOR LEASE Rare Doylestown Opportunity!

### LOCATION

The Corner of York Rd. (Rt. 263) & Swamp Rd. (Rt. 313)  
Doylestown (Bucks County), PA

### PROPERTY HIGHLIGHTS

- 18.5 +/- Acres
- 1,850 SF PAD with Drive-Thru
- Approximately 52,000 SF of Commercial Space
- Ample Parking: 302 Spaces
- Swamp Road (Rte. 313) - 13,000 Average VPD
- York Road (Rte. 263) - 22,000 Average VPD



### PLEASE CONTACT:

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A Full Service Real Estate Company

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## RARE DOYLESTOWN COMMERCIAL OPPORTUNITY!



*The Pavilion at Furlong*

### DEMOGRAPHIC PROFILE

YORK ROAD AND SWAMP ROAD, DOYLESTOWN PA

<b>MILE RADIUS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2015 POPULATION:	6,745	29,263	75,567
2015 HOUSEHOLDS:	2,261	11,294	27,743
2015 MEDIAN HOUSEHOLD INCOME:	\$122,712	\$101,453	\$98,235

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