

# 1691-1699 N. BETHLEHEM PIKE (RT. 309)

ROUTE 309 AND SWARTLEY ROAD  
HATFIELD (BUCKS COUNTY), PA



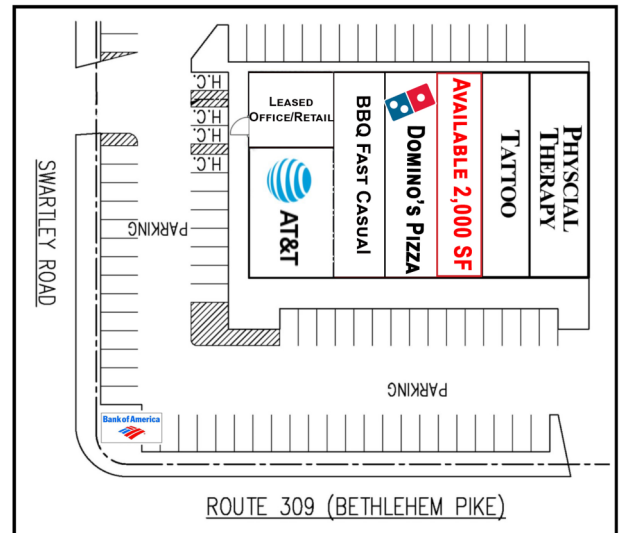
## AVAILABLE FOR LEASE

### LOCATION

On Route 309 and just North of Hilltown Crossings  
by Walmart and Burlington Coat Factory

### PROPERTY HIGHLIGHTS

- 2,000 SF of Retail/Office Space Available
- Anchored by AT&T Wireless
- Suites Available Immediately
- Digital Pylon Opportunity
- Highly Visible Location
- Route 309 Frontage



**PLEASE CONTACT:** Gregory R. Bianchi  
Vice President  
T. 215-701-3840  
gbianchi@eusrealty.com

**USREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003  
T.215-557-9900 F.215-701-3839  
www.eusrealty.com

# 1691-1699 N. BETHLEHEM PIKE (RT. 309)

ROUTE 309 AND SWARTLEY ROAD  
HATFIELD (BUCKS COUNTY), PA



DEMOGRAPHIC OVERVIEW REPORT			
	1 MILE	3 MILE	5 MILE
<b>POPULATION:</b>			
2018 TOTAL POPULATION	2,491	44,272	138,944
<b>HOUSEHOLDS:</b>			
2018 TOTAL HOUSEHOLDS	871	16,545	53,461
MEDIAN HOUSEHOLD INCOME	\$109,410	\$83,943	\$81,786

**PLEASE CONTACT:** Gregory R. Bianchi  
Vice President  
T. 215-701-3840  
gbianchi@eusrealty.com

**USREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003  
T.215-557-9900 F.215-701-3839  
www.eusrealty.com

The foregoing information was furnished by sources deemed reliable, but no warranty or representation as to its accuracy. Subject to errors, omission, changes of price, prior sale or withdrawal from market without notice.