

# AMERICAN HERITAGE FEDERAL CREDIT UNION PLAZA

280 N. WEST END BOULEVARD  
QUAKERTOWN (BUCKS COUNTY), PA

**LAST  
SPACE  
REMAINING**



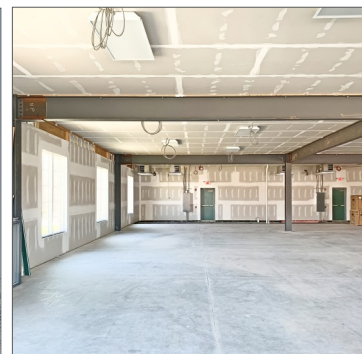
## RETAIL/OFFICE - FOR LEASE 2,337 SQUARE FEET AVAILABLE

### LOCATION

280 N. West End Blvd. (Along Route 309)  
Quakertown (Bucks County), PA

### PROPERTY HIGHLIGHTS

- New Construction
- Join American Heritage Federal Credit Union
- 2,337 Square Feet Available
- Great Visibility From Route 309
- Traffic Counts: Route 309 (33,104 VPD)



### PLEASE CONTACT:

**Brandon Blue**  
Sales Associate  
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bblue@eusrealty.com

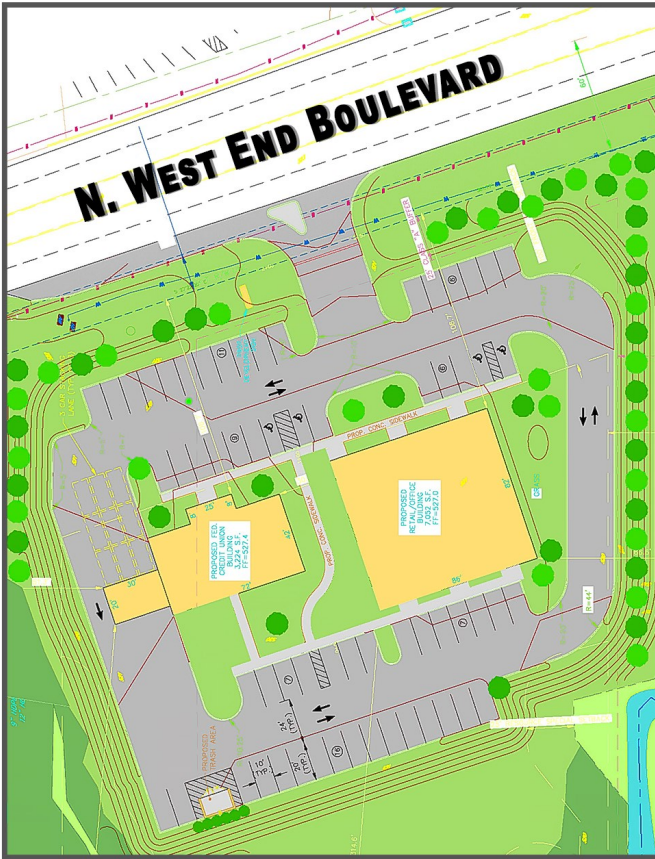
**USREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

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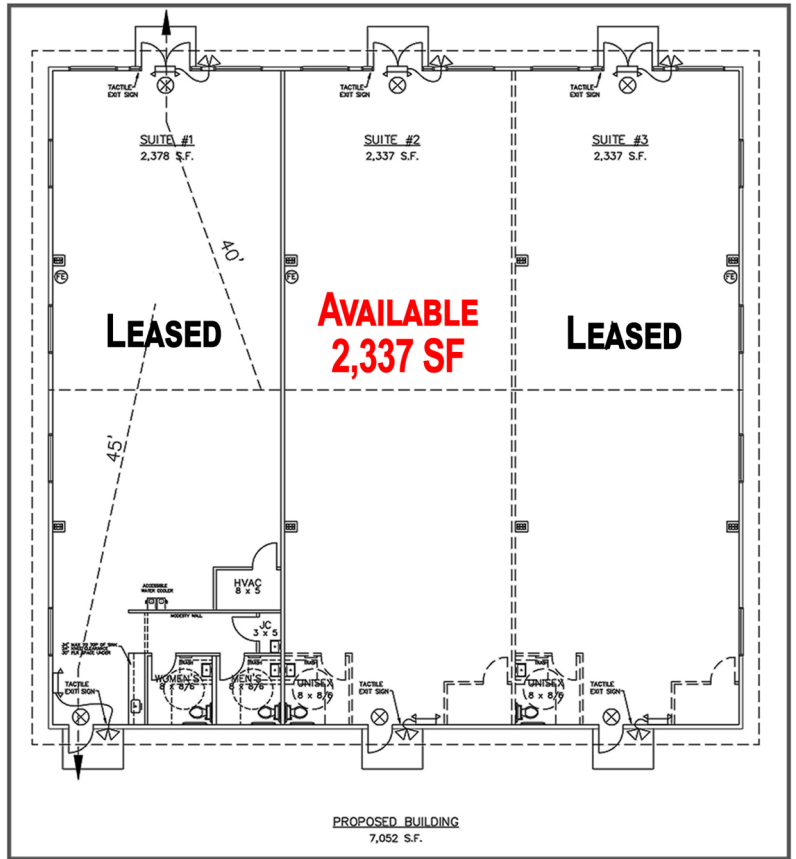
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## SITE PLAN



## FLOOR PLAN



## DEMOGRAPHICS

Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	4,585	17,672	28,268
2024 Population:	4,612	17,878	28,488
Pop Growth 2019-2024:	0.59%	1.17%	0.78%
Households			
2019 Total Households:	1,779	6,880	10,740
HH Growth 2019-2024:	0.62%	1.12%	0.74%
Median Household Inc:	\$57,393	\$64,042	\$67,982

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