



EQUITY RETAIL BROKERS

DELAWARE VALLEY  
UNIVERSITY

LEASING OPPORTUNITY

2100 Lower State Road  
Doylestown, PA 18901

[VIEW PROPERTY TOUR](#) ►

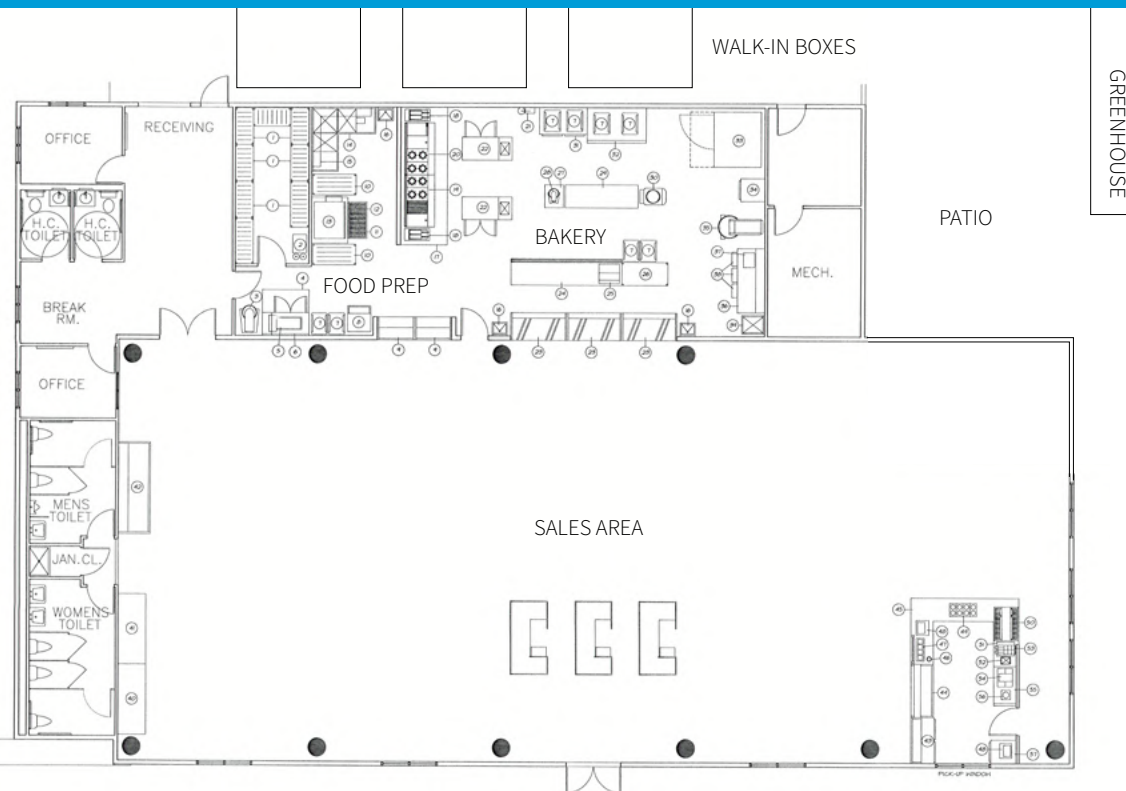
## THE OPPORTUNITY

Equity Retail Brokers is pleased to present the opportunity to partner with Delaware Valley University to create a unique experience for Tenant and Customers.

## PROPERTY FEATURES

- > 7,400 SF Free Standing Building:
  - ±5,000 SF Main Sales Floor
  - ±2,400 SF back of house Kitchen / Bakery / Receiving
- > 3 Exterior Box Coolers and Freezer
- > Large Covered Patio
- > 2,400 SF Greenhouse
- > 6,000 SF Outdoor Garden / Meeting Area
- > 58 Existing Paved Parking

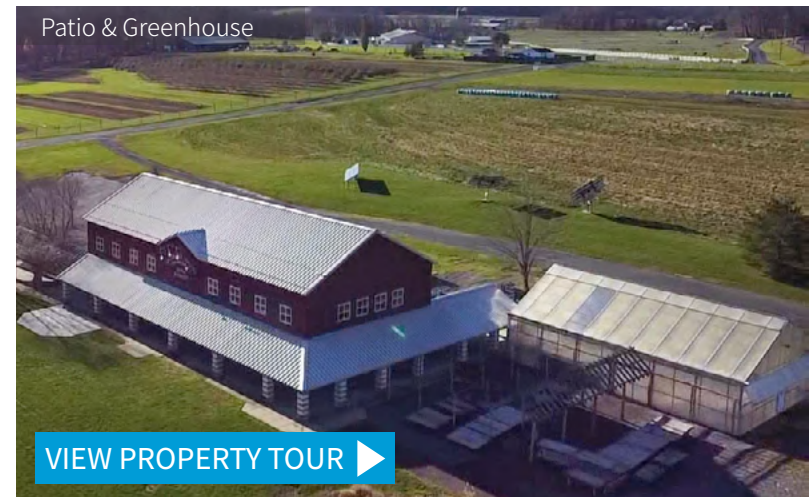
### Floor Plan



Sales Floor



Patio & Greenhouse



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## LOCATION DETAILS

- > Easy Access Route 202 and Route 202 Business.  
1,000' to the intersection of 202 & Lower State Road
- > Close proximity to Delaware Valley University, Doylestown Hospital, Borough of Doylestown, Central Bucks West HS
- > An engaged population seeking involvement for community patronage
- > Traffic Counts:
  - Lower State Road: 5,261 ADT
  - Route 202: 19,235 ADT
  - Business Route 202: 15,035 ADT
  - 611 Bypass: 35,674 ADT

## Demographics

|                             | 1 Mile    | 3 Miles   | 5 Miles   | 10 Miles  |
|-----------------------------|-----------|-----------|-----------|-----------|
| Population                  | 4,513     | 39,067    | 105,028   | 408,448   |
| Average HHI                 | \$141,863 | \$144,630 | \$156,351 | \$136,815 |
| Adj Daytime Demos (16 yrs+) | 8,166     | 50,170    | 88,242    | 336,828   |

Demographic Data Source: Applied Geographic Solutions, 2020 (REGIS)

## CONTACT

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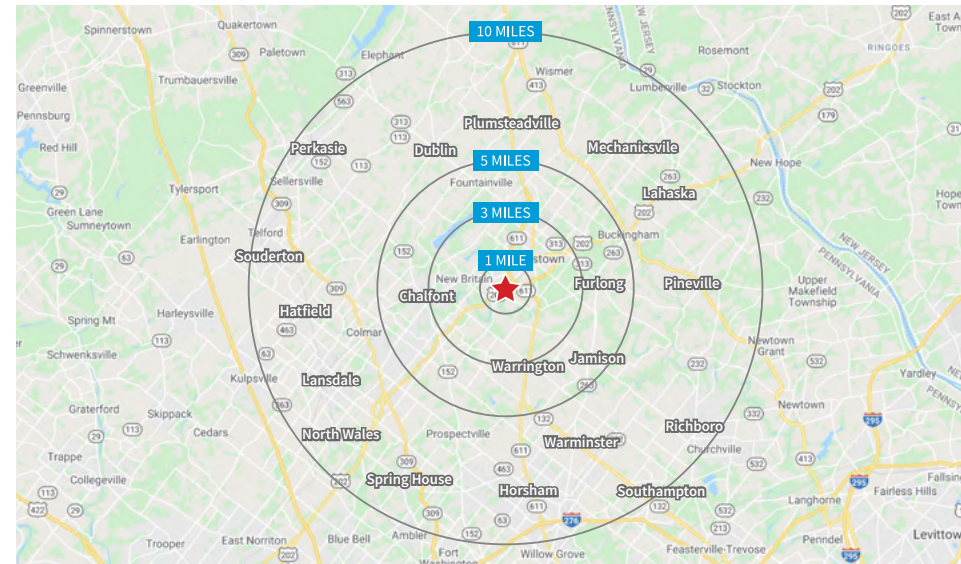
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EQUITY RETAIL BROKERS

Within one mile:



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# DOYLESTOWN RETAIL MARKET

2100 Lower State Road | Bucks County, PA



Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('17-'20)

Compliments of:  
 Equity Retail Brokers ■ 531 W. Germantown Pike, Ste 103 ■ Plymouth Meeting, PA 19462 ■ 610.645.7700 ■ www.equityretailbrokers.com

