

Available for
Sale or Lease
Retail/Office

Naimertz



420 Pond Street

Bristol, Bucks County, PA

Sale Price Reduced to \$415,000

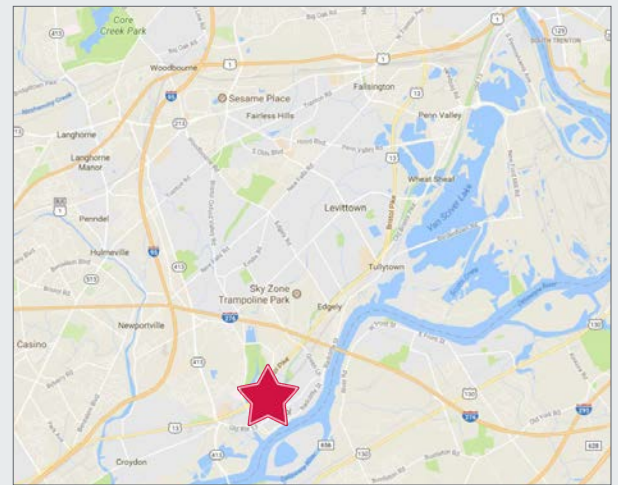
Also Available for Lease at \$3,500 Per Month NNN with Landlord Improvement Allowance of up to \$50,000 Dependant upon Lease Term

Property Description

- **Building Description:** Retail building with high visibility in growing section of Bristol, PA. Space can house 1 or 2 retail businesses.
- **Building Size:** 3,500± SF
- **Lot Size:** 0.05± acre
- **Parking:** Street parking available for 25 cars
- **Zoning:** R2 – Residence District
- **Real Estate Taxes:** \$5,411 (2020)
- **Tax Parcel #:** 04-019-127

Location Information

- Located 0.7 mile from Bristol Pike (Route 13), 1.8 miles from I-276 (PA Turnpike) and 3.4 miles from I-95
- Located 407 feet from SEPTA Bus stop at Pond Street & Mulberry St, Bus #129 with service from Frankford-Knights to Oxford Valley Mall and 0.3 mile from SEPTA Bus stop at Market St. and Wood St, Bus #128 with service from Neshaminy Mall to Oxford Valley Mall



Traffic Counts

Pond St & Beaver St	7,838± vehicles per day
Pond St & Washington St	6,015± vehicles per day
Mill St & Pond St	3,123± vehicles per day

Demographics

	1 mi	3 mi	5 mi
Population	9,246	68,888	197,862
Median Household Income	\$44,777	\$54,008	\$65,599

For more information:

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