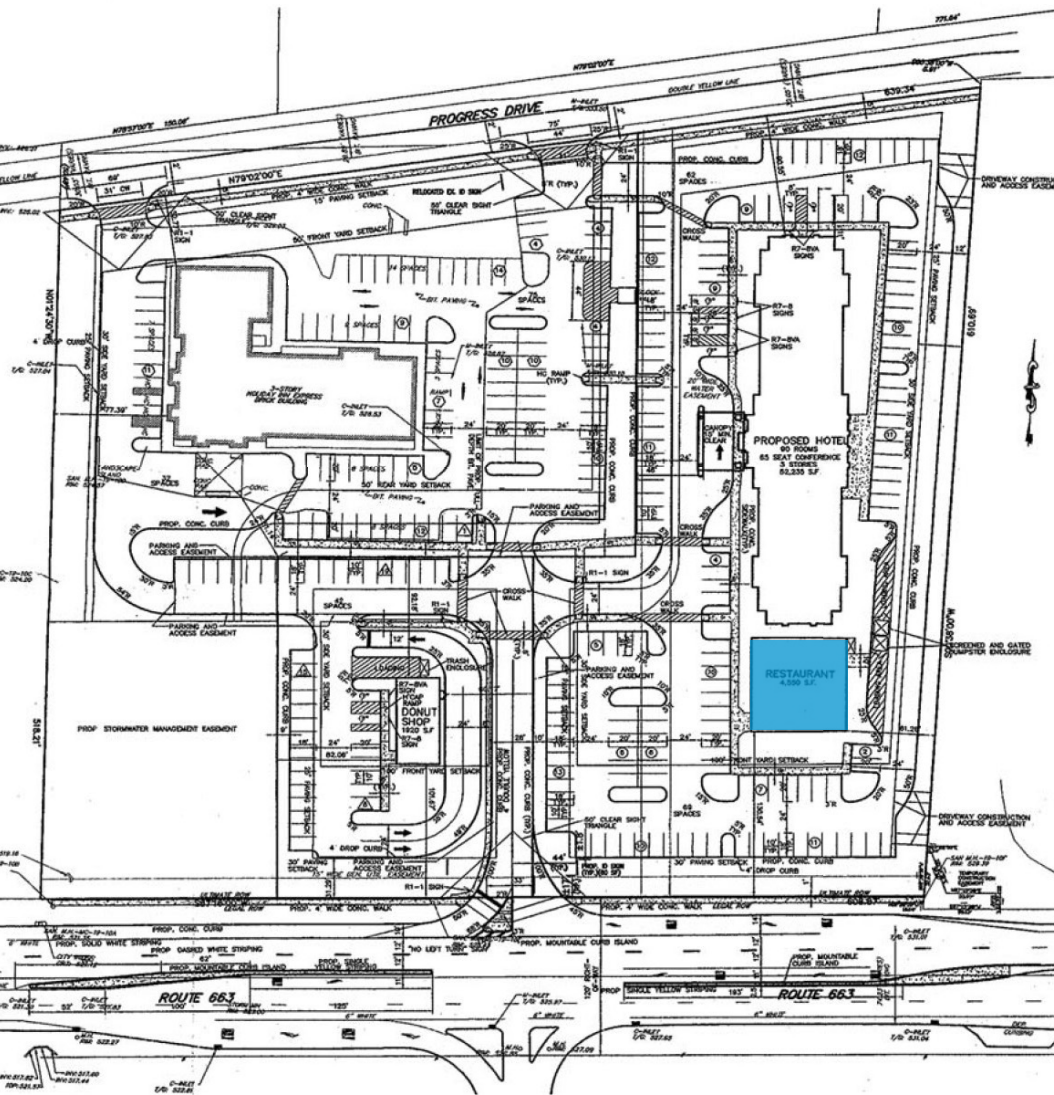


AVAILABLE

# Up to 4,550 SF Pad Site

1930 JOHN FRIES HIGHWAY, QUAKERTOWN, PENNSYLVANIA



## Contact Us

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AVAILABLE

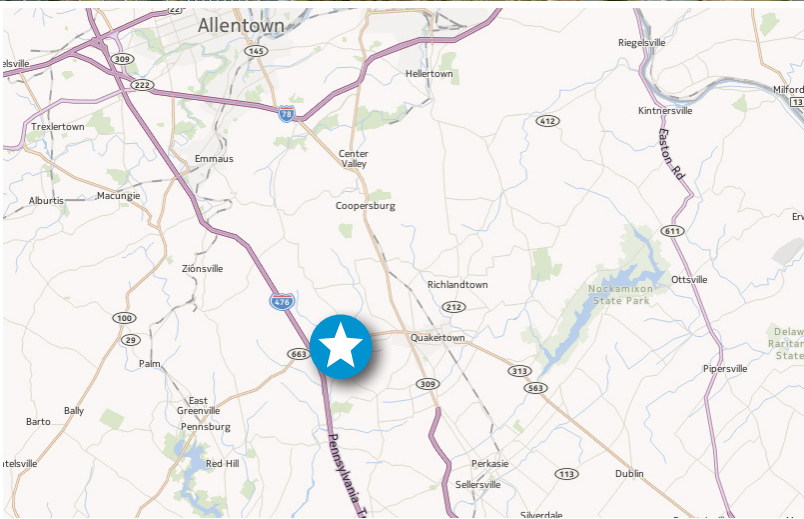
# Quakertown, Pennsylvania Up to 4,550 SF Pad Site

1930 JOHN FRIES HIGHWAY, QUAKERTOWN, PENNSYLVANIA



## Features

- › Up to 4,550 SF retail opportunity
- › Fully improved and approved pad site
- › Ready for ground lease or build-to-suit
- › Great visibility on Route 663, seconds from the Quakertown Pennsylvania Turnpike Exchange
- › Zoned Planned Commercial
- › Over 21,000 vehicles per day on Route 663
- › Surrounding area retail tenants include Marriott's SpringHill Suites, Holiday Inn Express, Comfort Inn Suites, Hampton Inn Quakertown, WaWa, Dunkin Donuts, Unvest National Bank & Trust and many more



Demographics	1 Mile	3 Mile	5 Mile
Population	1,550	13,615	41,089
Households	523	4,843	15,268
Average HH Income	\$84,683	\$81,465	\$78,748
Daytime Population	622	4,772	15,421

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QUAKERTOWN EXCHANGE  
ENTRANCE / EXIT FOR I-476  
NE EXTENSION



John Fries Hwy  
23,166 ADT (MPSD)

663

QUAKER POINT  
MEDICAL CENTER



476

I-476  
54,875 ADT (MPSD)

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