

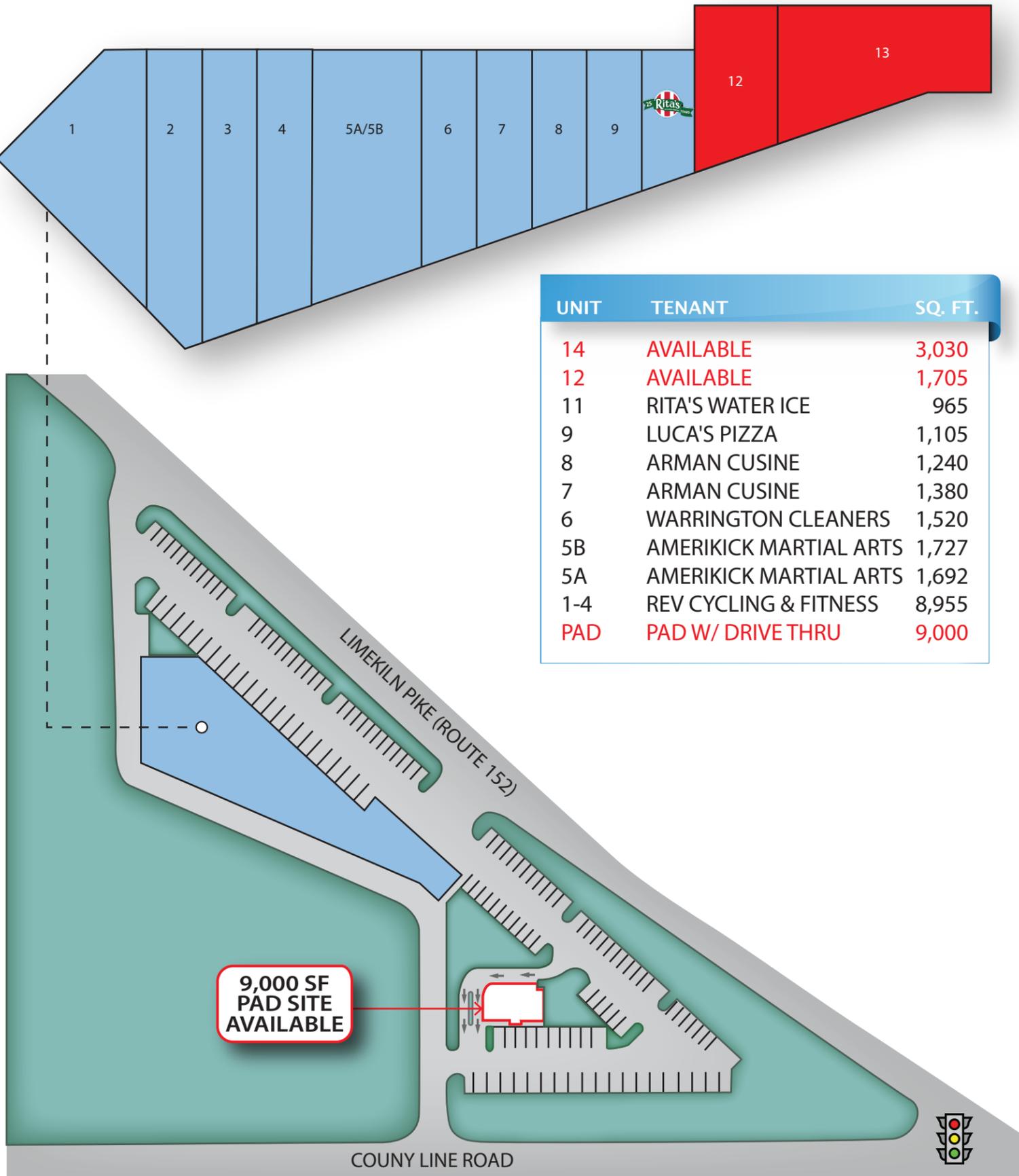
WARRINGTON SQUARE

Route 152 & County Line Road | Warrington, PA



RETAIL/RESTAURANT PAD SITE AVAILABLE

UNIT	TENANT	SQ. FT.
14	AVAILABLE	3,030
12	AVAILABLE	1,705
11	RITA'S WATER ICE	965
9	LUCA'S PIZZA	1,105
8	ARMAN CUSINE	1,240
7	ARMAN CUSINE	1,380
6	WARRINGTON CLEANERS	1,520
5B	AMERIKICK MARTIAL ARTS	1,727
5A	AMERIKICK MARTIAL ARTS	1,692
1-4	REV CYCLING & FITNESS	8,955
PAD	PAD W/ DRIVE THRU	9,000



DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	3,760	48,137	138,091
Average HH Income	\$ 142,910	\$ 109,135	\$ 104,221
No. of Households	1,109	17,092	50,751
Population Growth	4.10%	2.80%	2.20%

Location: Route 152 & County Line Road
Warrington, PA 18976 / Bucks Co.

Traffic Counts: 15,343 VPD on Rt. 152
16,403 VPD on County Line Rd.

Total GLA: 32,319 SF



AMAZING SPACE®

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Property Details:
1,705 SF inline, 3,030 SF end-cap and 9,000 SF
pade site available for lease

Community shopping center situated between
Montgomeryville and Warrington

Surrounded by dense population and excellent
incomes

Ideal location for restaurant, retail or office use

WARRINGTON SQUARE

Route 152 & County Line Road | Warrington, PA



SITE

Central Bucks High School

Montgomeryville

Warrington

ANYTIME FITNESS
McDonald's
TUESDAY MORNING
Great Clips
Cutter's Mill
Willow Health Food & Wellness Center

FIVE POINTS PLAZA
Lowe's
Red Lobster
Starbucks
UPS

WATER TOWER SQUARE
OfficeMax
ROSS Dress For Less
CITIZENS BANK
FRANK THEATERS

MONTGOMERY MALL
SEARS macys
DICK'S Sporting Goods
Wagmans
BERTUCCI'S

AIRPORT SQUARE
BEST BUY
HomeGoods
OLD NAVY
TOYS R US
Marshalls
KFC
Five Below

COSTCO WHOLESALE

VALLEY SQUARE LIFESTYLE CENTER
The Melting Pot
LANE BRYANT
PLATYPUS
LOFT
EASTERN MOUNTAIN SPORTS
CHICO'S
Red Castle Winery

VALLEY SQUARE
Wagmans
SPORTS AUTHORITY
STAPLES
Michaels
BED BATH & BEYOND

MONTGOMERY SQUARE
TARGET
GIANT
Michaels
PETS MART
Applebee's
hgregg
PARTY CITY
MODERL'S
ULTA
BED BATH & BEYOND
BARNES & NOBLE BOOKSELLERS

WARRINGTON PLAZA
Moe's southwest grill
RITE AID
AVALON

LA-Z-BOY
ACMOORE FURNITURE GALLERIES
Thomasville
BABIES R US

CREEKVIEW PLAZA
Lowe's
TARGET
LA FITNESS
BED BATH & BEYOND

GWYNEDD CROSSING
WHOLE FOODS
AMC THEATRES
STAPLES
Olive Garden
SUBWAY
CHUCK E. CHEESE'S

ENGLISH VILLAGE
TRADER JOE'S
JPS A BANK
Talbots
CHICO'S
DOMAIN
ANN TAYLOR
BANANA REPUBLIC
Clarks
Moe's southwest grill

Wawa

WARRINGTON CROSSING
REGAL CINEMAS
IHOP
BURGER KING
Chick-fil-A
Red Lobster

VALLEY GATE SC
Walmart
RED ROBIN
McDonald's
petvalu