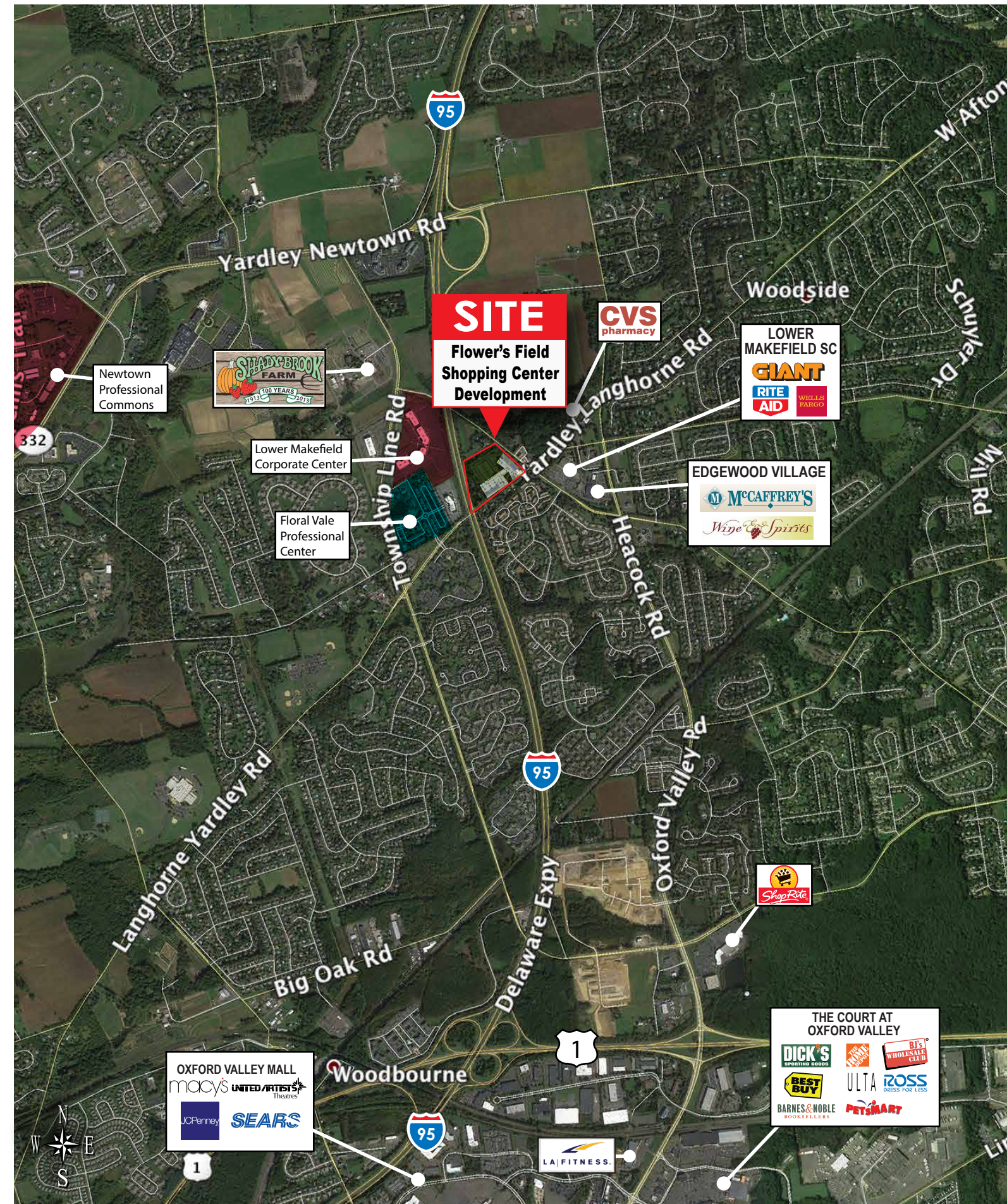


RETAIL/COMMERCIAL SPACE AVAILABLE

FLOWER'S FIELD AT EDGEWOOD

Yardley-Langhorne & Stoney Hill Roads | Yardley, PA 19067



Fully Approved & Improved Shopping Center Development

Up to 65,000 SF Retail/Commercial Space for Lease

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,092	47,303	148,420
Average HH Income	\$130,664	\$141,913	\$116,337
Households	404	2,716	6,464
Number of Employees	4,477	28,924	78,021

Location: Yardley-Langhorne & Stoney Hill Roads
Yardley, PA 19067

Traffic Counts: 10,000 VPD on Stoney Hill Road
7,000 VPD on Yardley-Langhorne Road

Property Details:
Fully approved and improved shopping center development

Up to 65,000 SF retail/commercial space available for lease:
35,000 SF of 1st flr. retail space & 30,000 SF of 2nd story office/residential

Adjacent to 48 luxury town homes under construction

Situated in Yardley near high income neighborhoods and daytime traffic generators

Easy access from I-95 (Delaware Expy), Exit 49

Ideal location for restaurant, retail or medical office



AMAZING SPACE®

Michael L. Palladino • 610-585-1582

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palladinodevelopment.com

Flower's Field at Edgewood

Fully Approved & Improved Shopping Center Development
Up to 65,000 SF Retail/Commercial Space for Lease

Delaware Expy
114,000 VPD

Stoney Hill Road
10,000 VPD

Yardley-Langhorne Road
7,000 VPD

Next to 48 New
Luxury Townhomes
Under Construction



- 36,000 SF Retail with 2nd Floor Office/Residential
- 48 Townhomes
- Heston Hall
- Heston Hall Addition

Yardley-Langhorne & Stoney Hill Roads
Yardley, Bucks County, PA 19067