

# RT. 202 – NEW HOPE/SOLEBURY

ROUTE 202 / LOWER YORK ROAD | SOLEBURY, PA

## LOCATION

Lower York Rd. (Route 202)  
Solebury, PA 18938  
Bucks County

## TRAFFIC COUNTS

16,000 VPD on Route 202

## PROPERTY HIGHLIGHTS

12.082 acre development site available  
(9.959 acres for sale + 2.123 Peco easement lease)

Located along busy Route 202 corridor in Solbury Township

Zoned Village Commercial; Long-term ground lease for parking area on PECO easment

Owner willing to give buyer long-term Dunkin Donuts ground lease

Property being sold 'as is' - ideal for hotel or retail development

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,528	92,113	252,438
AVE HOUSEHOLD INCOME	\$86,658	\$92,943	\$91,935
TOTAL BUSINESSES	380	3,431	9,812
NUMER OF EMPLOYEES	5,915	49,312	119,684



**Michael L. Palladino**

610-585-1582

mike@palladinodev.com

**AMAZING SPACE<sup>®</sup>**

**PALLADINO DEVELOPMENT GROUP, INC.**

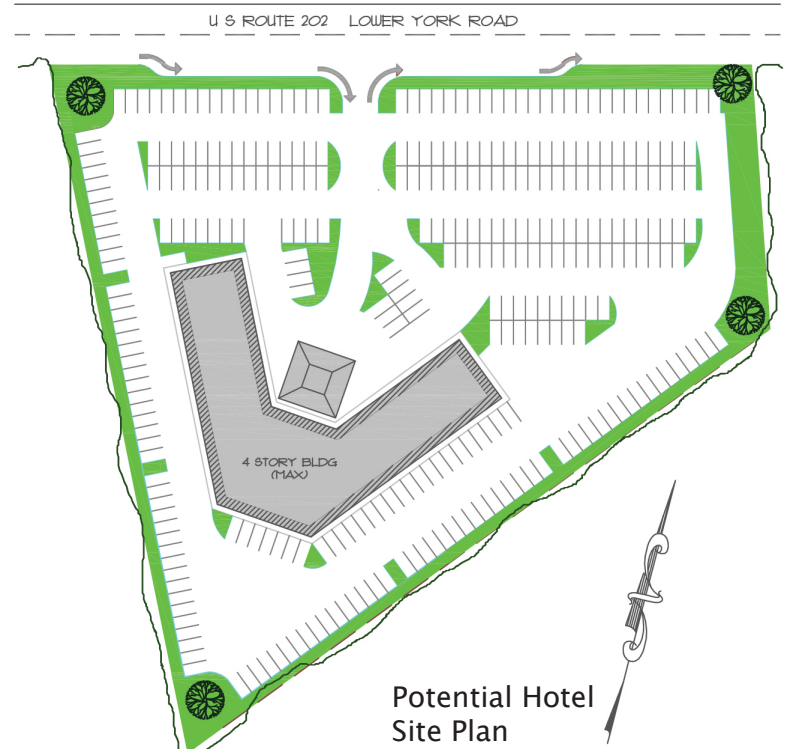
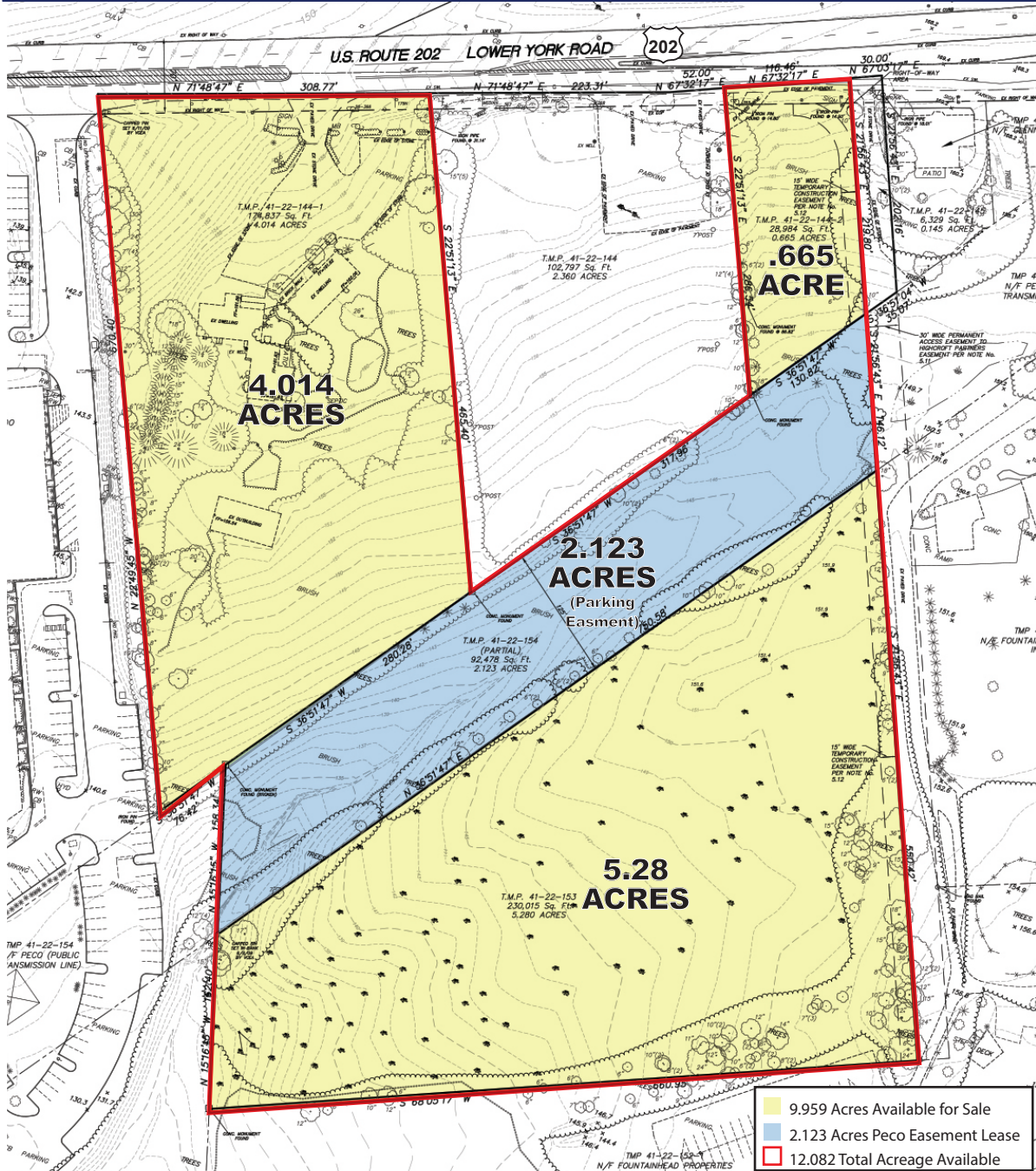
Retail/Real Estate • Leasing • Management • Consulting





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