

VERMILLION SQUARE

8919 New Falls Road | Levittown, PA

LOCATION

8919 New Falls Road
Levittown, PA 19047
Bucks County

TRAFFIC COUNTS

9,260 VPD on New Falls Road

PROPERTY HIGHLIGHTS

Up to 6,550 SF available

Located on New Falls Road in densely populated neighborhood

Busy neighborhood center with great daytime activity

Ideal location for restaurant, retail, medical or professional office



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	13,269	80,971	210,467
AVE HOUSEHOLD INCOME	\$69,155	\$79,967	\$78,211
TOTAL BUSINESSES	329	2,429	8,416
NUMER OF EMPLOYEES	3,751	29,404	118,234

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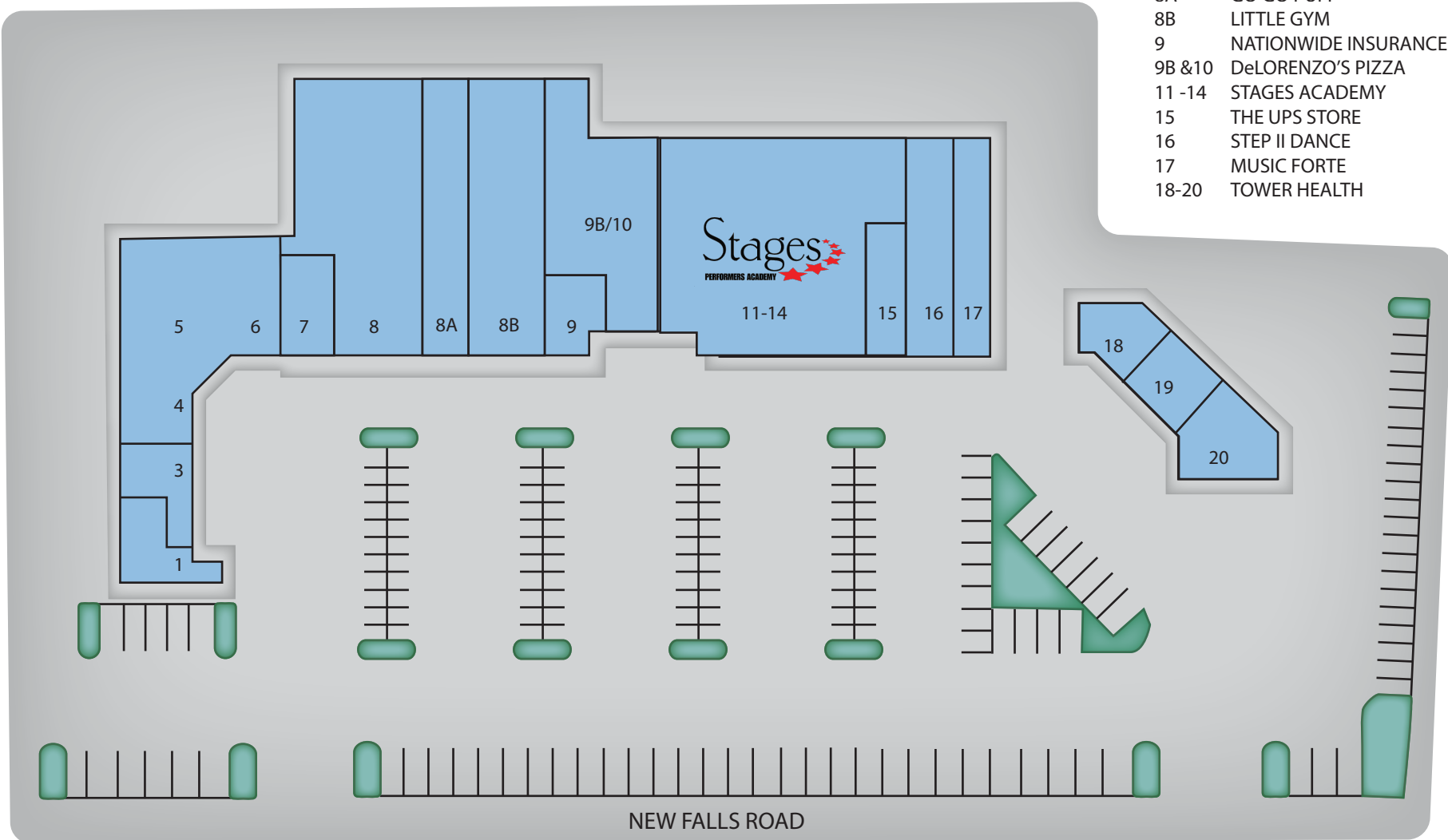
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UNIT	TENANT	SQ. FT.
1	STATE FARM INSURANCE	1,518
2 & 3	AVALON NAILS AND SPA	1,500
4,5,6	THE FIVE FOUR RESTAURANT	5,369
7	FOG CITY VAPOR	1,100
8	GO GO PUFF	6,466
8A	GO GO PUFF	2,275
8B	LITTLE GYM	4,275
9	NATIONWIDE INSURANCE	781
9B & 10	DeLORENZO'S PIZZA	3,250
11 -14	STAGES ACADEMY	9,000
15	THE UPS STORE	1,400
16	STEP II DANCE	2,075
17	MUSIC FORTE	2,051
18-20	TOWER HEALTH	4,488



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