

**FOR LEASE: PROPOSED FREESTANDING 1,610 SF RETAIL BUILDING  
W/ PATIO, 1,800 SF BUILDING W/ DRIVE-THRU AVAILABLE**  
SE Corner of 309 & W. Pumping Station Rd, Richland Twp, PA

**EQUITY CRE**

## PROPOSED SITE PLAN



## PROPERTY FEATURES & DETAILS

- Situated in new development with Taco Bell.
- Nearby retailers include Target, Tractor Supply Co., Planet Fitness, BJ Tire Center, Aldi, Chick-Fil-A, PetSmart, & Best Buy
- Seeking banks, fast food, QSR, and medical users
- Endcap or FS available



## LOCATION DETAILS

- Located on Route 309 with direct access and good visibility
- Opposite Richland Marketplace shopping mall.
- Rt 309: 35,214 ADT
- W. Pumping Station Rd: 6,858 ADT

## CONTACT

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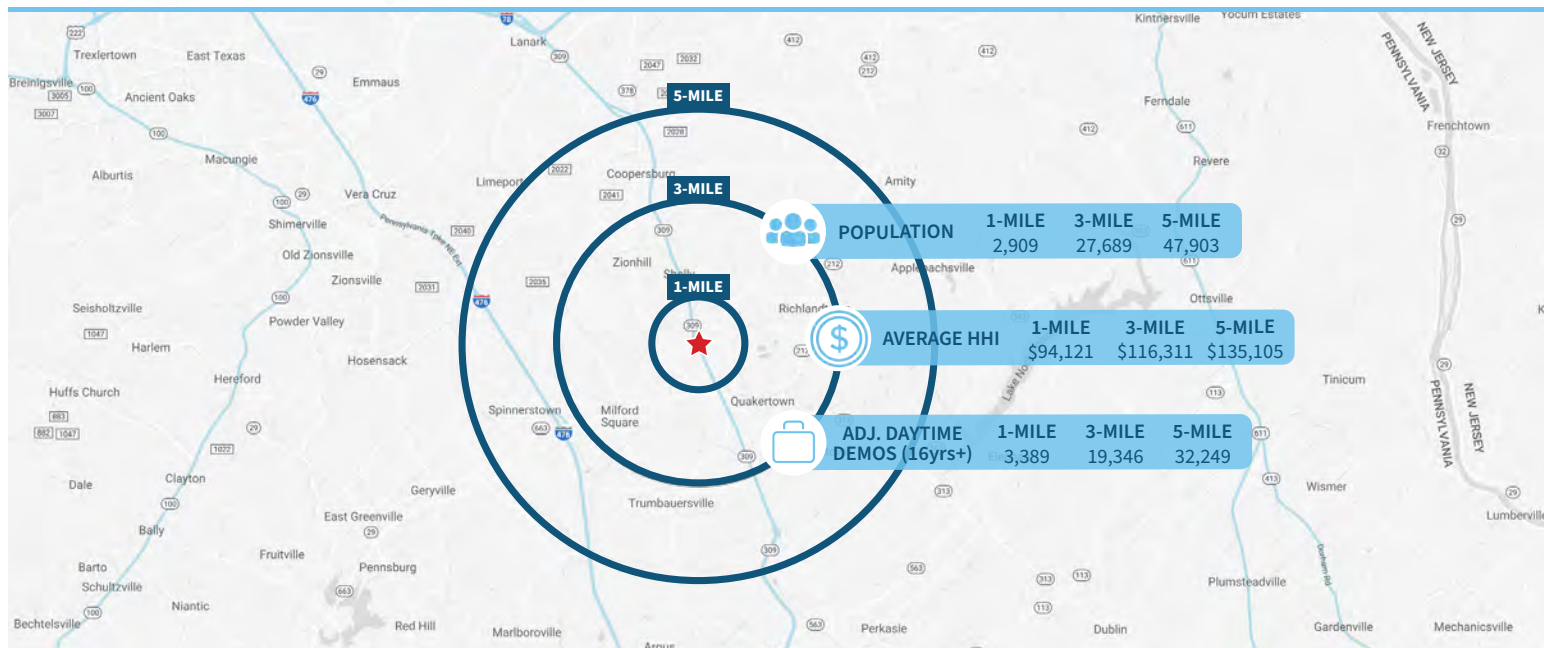


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## Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.

CMRE CAPITAL MARKETS  
REAL ESTATE NETWORK

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05/25



# MARKET AERIAL

SE Corner of 309 & Pumping Station Rd, Richland Township | Bucks County, PA

EQUITY CRE

TSC TRACTOR SUPPLY CO

SITE

W Pumping Station Rd

6,858' ADT

35,214' ADT

309

## Richland Marketplace



## Richland Crossing



## Trainers Corner



## Quakertown Shopping Plaza



Aerial Source: Google Earth Pro & Traffic Count Source: Regis Online (#23)

Compliments of:

EQUITY CRE

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