

## FOR SALE: 1.3 ACRE LOT ON SIGNALIZED CORNER

4118 E. Bristol Road, Feasterville-Treose, Bucks County, PA 19053

EQUITY CRE



### PROPERTY FEATURES & DETAILS

- ±1.3 Acres
- Traffic Count: 31,000 ADT (between E. Bristol Rd & Old Lincoln Hwy)
- Zoning: H-C1
- Highly Visible Corner
- Recent PennDOT improvements to the corner of Bristol Rd & Old Lincoln Hwy
- Ideal Usage: Retail, Contractor, Automotive, Landscaper or Storage
- Additional acreage may be available



### LOCATION DETAILS

Located at the signalized intersection of E. Bristol Rd & Old Lincoln Hwy

- Less than half a mile from Rt. 1
- Less than a quarter mile from Neshaminy Train Station
- Less than 2 miles from PA Turnpike
- 1 mile from Neshaminy Mall

### CONTACT

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NATHAN RHODES

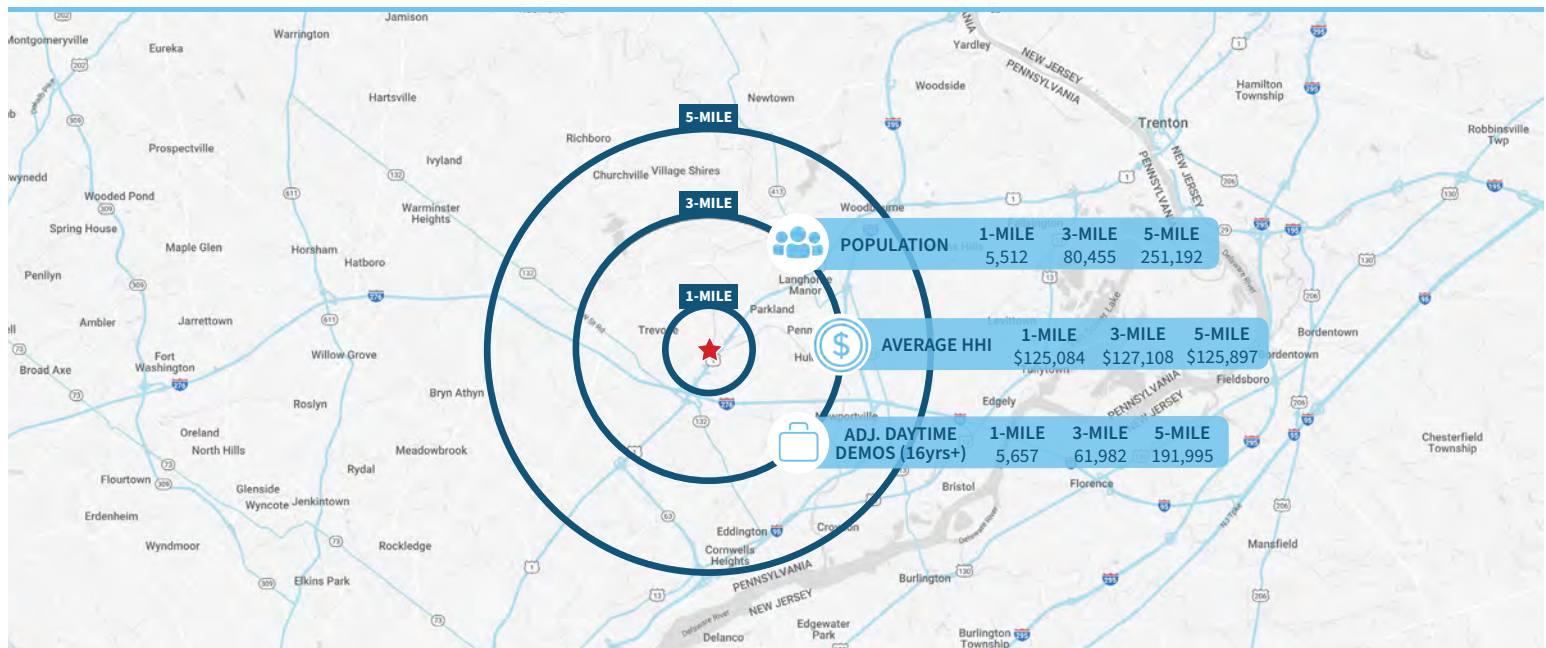
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**EQUITY CRE****Demographic Overview (1, 3, 5-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS  
REAL ESTATE NETWORK

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08/25



## MARKET AERIAL

4118 E. Bristol Rd | Feasterville-Trevose | Bucks County, PA

**SITE**  
±1.3 AC

U.S. I-295  
3.5 Miles Northeast

U.S. Rt. 1  
530 Yards East

Neshaminy Mall  
0.5 Mile South

Neshaminy Train Station  
350 Yards North

Pennsylvania Turnpike  
1 Mile South

Northwest Philadelphia Airport  
5 Miles Southwest

Center City Philadelphia  
17 Miles Southwest

Aerial Source: Google Earth Pro & Traffic Count Source: Regis Online

Compliments of:

**EQUITY CRE**

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