

±2,108 SF Available For Lease

198 Lincoln Highway, Fairless Hills, PA 19030



OFFERING SUMMARY

Space Available:	±2,108 SF
Space Frontage:	31 ft
Building Size:	15,000 SF
Total Land Area:	1.16 AC

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,643	90,116	199,537
Average HHI	\$109,058	\$147,754	\$143,380
Employees Total	6,182	28,850	81,254
Businesses	509	3,214	7,912

LOCATION DESCRIPTION

Positioned along Lincoln Highway (US Route 1 Business), a primary retail corridor serving Lower Bucks County. The property offers excellent accessibility to Route 1, I-295, and the Pennsylvania Turnpike, with strong daily traffic and a dense surrounding population base.

Surrounded by national retailers, grocery-anchored centers, and established neighborhoods, the location provides consistent, convenience-driven consumer traffic.

PROPERTY HIGHLIGHTS

- ±2,108 SF with 31' glass frontage available for lease
- Dedicated off-street parking
- Facade and pylon signage
- 18,000 A.D.T Lincoln Highway



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
 610.400.3018 | ArrowRealEstateServices.com



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