

Beacon

Commercial Real Estate, LLC

Retail Re-Development Opportunity



650 Route 100, Bechtelsville, PA

Property Highlights:

- ◆ 26,800 square feet (with ability to expand) on 2 +/- acres
- ◆ Site has great visibility and signage
- ◆ Zoned C-2 Highway Commercial District
- ◆ 556' of frontage along Route 100
- ◆ Rapidly growing area
- ◆ Daily Traffic Count of approx. 15,000 cars

For Information Contact:

Chuck Shields

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610.828.0100

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

650 Route 100, Bechtelsville, PA

Location



	1 Mile	3 Mile	5 Mile
Population			
2017 Total Population:	1,656	18,781	39,127
2022 Population:	1,647	18,983	39,628
Pop Growth 2017-2022:	(0.54%)	1.08%	1.28%
Average Age:	41.70	41.20	40.90
Households			
2017 Total Households:	639	7,520	14,871
HH Growth 2017-2022:	(0.63%)	1.05%	1.27%
Median Household Inc:	\$68,661	\$62,313	\$72,354
Avg Household Size:	2.60	2.50	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$185,053	\$198,263	\$235,408
Median Year Built:	1971	1968	1973

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