



1223 WEST LINCOLN HIGHWAY | LANGHORNE, PA

PROPERTY DESCRIPTION

- Location** 1223 West Lincoln Highway
Langhorne, PA 19047
- Size / SF Available** 11,196 SF
- Sale Price** \$1,200,000
- Property / Area Description**
- Located off Route 1 and minutes away from I-295 and I-276
 - Centrally located with easy access to New Jersey bridges
 - Zoned C
 - Situated on 1.23 Acres
 - Current home of Del-Val Tile, a generational business
 - Ownership will consider a short-term sale leaseback
 - Situated in the heavily populated portion of Lower Bucks County
 - Located within one of the fastest growing communities in Pennsylvania and serves as the commercial hub for Lower Bucks County
 - Midway between Princeton New Jersey and Philadelphia

Contact Us

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SHOWROOM



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OFFICE



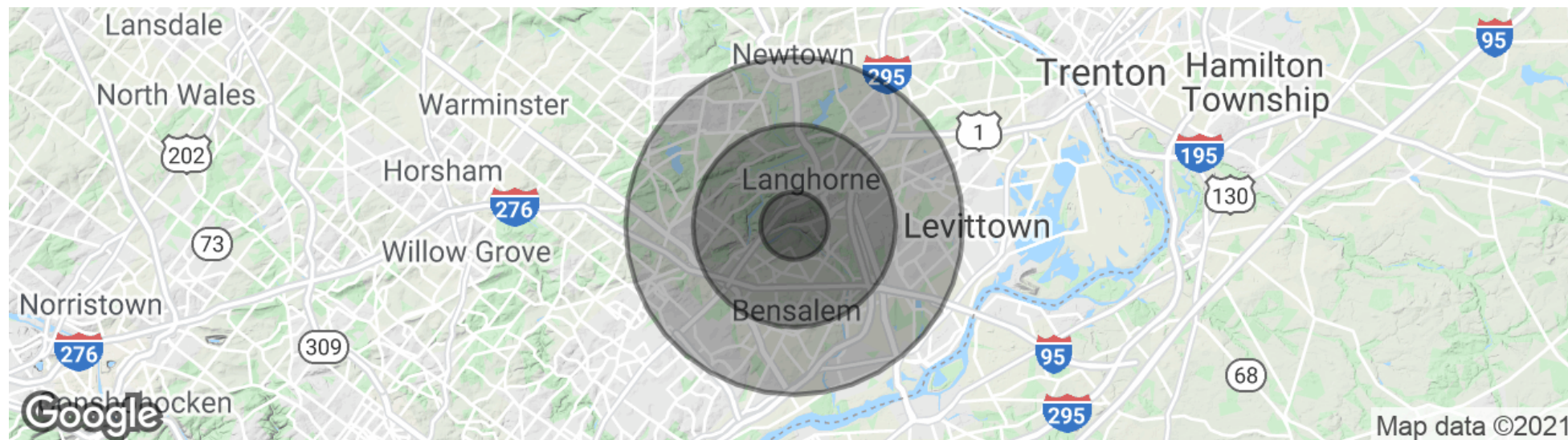
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WAREHOUSE & LOADING



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,954	78,468	223,996
Average age	39.6	39.5	39.9
Average age (Male)	39.1	38.2	38.8
Average age (Female)	40.1	40.9	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,610	27,861	82,466
# of persons per HH	2.8	2.8	2.7
Average HH income	\$90,423	\$86,233	\$82,181
Average house value	\$344,336	\$321,245	\$317,565

* Demographic data derived from 2010 US Census



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