

# Dublin Shopping Center

161 North Main Street, Dublin, PA



## Property Information

- \* GLA 55,000 SF
- \* Undergoing an extensive capitol improvement program expected to commence Fall 2004
- \* Located on Main Street in a fast growing area of Bucks County, Pennsylvania.
- \* **The local trade area is one of the fastest growing areas in Pennsylvania**

## Space Available :

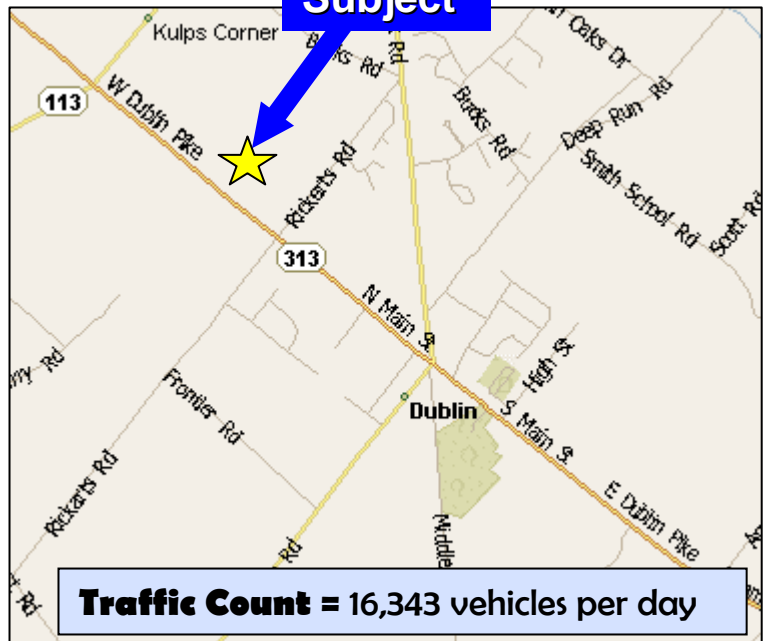
Suite 3-6 700 to 6,000 SF

Lease Rate - \$10 to \$14 PSF

## Anchors

- \* Quakertown National Bank
- \* Shop N Bag
- \* Dollar General

**Subject**



**Traffic Count = 16,343 vehicles per day**

## Demographics

	<u>3 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:	13,428	45,193	245,956
% Growth (2000-2004):	12.5%	9.5%	7%
Households:	5,028	16,655	91,553
Ave. HH (\$):	69,200	75,000	74,800

## Contact Information

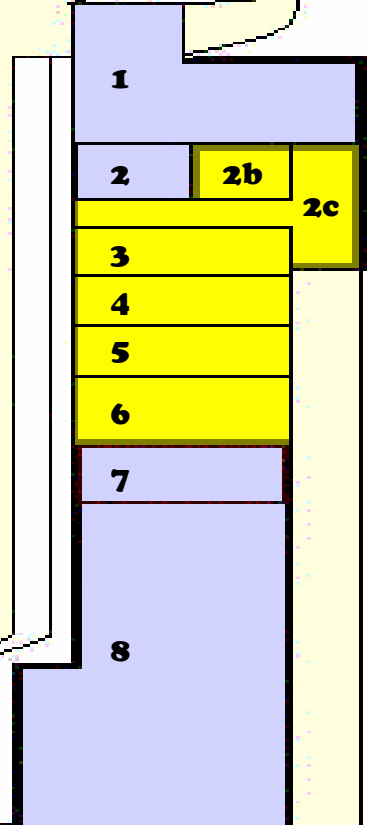
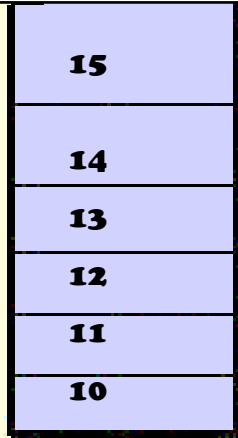
Anthony J. Sembello	Office
E-mail: ajs@tbrg.net	Main: (215) 386-3224
Cell - 267-577-5989	Fax: (215) 3866491



**PINTZUK BROWN REALTY GROUP**

Route 313 ( N Main Street)

Suite	Tenant	SF
1	Quakertown National Bank	3000
2	Water Ice	750
<b>2B</b>	<b>Available</b> Murphy Contracting ( M-T-M)	<b>423</b>
<b>2C</b>	<b>Available</b> Merry Maids ( M-T-M)	<b>402</b>
<b>3</b>	<b>Available</b> Bakery ( M-T-M)	<b>1200</b>
<b>4</b>	<b>Available</b> Bagel Shop ( M-T-M)	<b>1200</b>
<b>5</b>	<b>Available</b> Dublin Family Chiropractic ( M-T-M)	<b>1247</b>
<b>6</b>	<b>Available</b> E C Technology ( M-T-M)	<b>953</b>
7	Dublin Internal Medicine	1200
8	Dollar General	8840
9	Shop N Bag	22298
10	Greens Cleaners	1875
11	Laundrymat / Tanning Salon	1880
12	Daniela's Pizzeria	1500
13	China Sun	1500
14	Dublin Auto Parts	3000
15	PA Photo & Driving Center	3000



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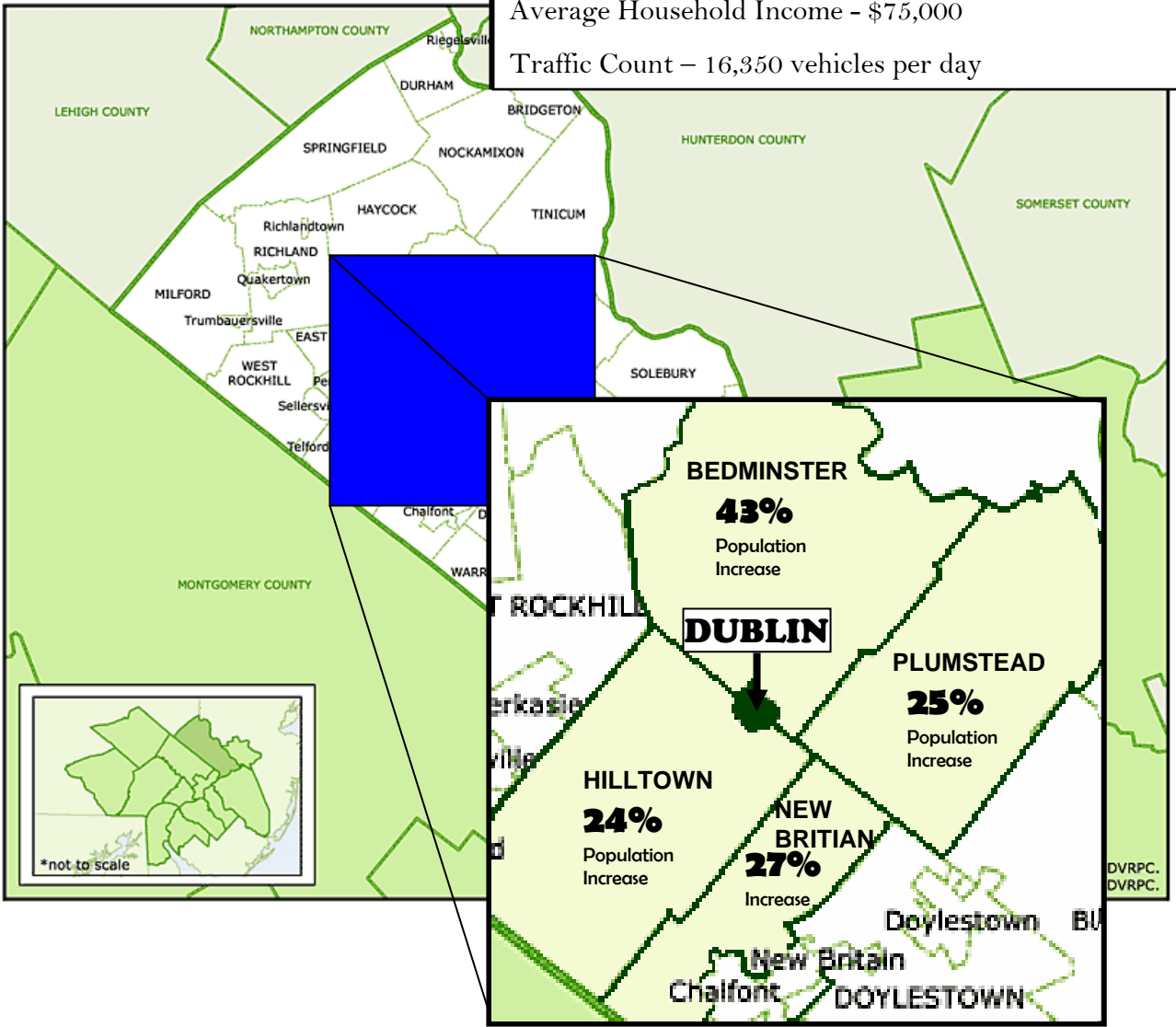
## Trade Area Highlights (5 mile radius)

45,200 people in 2004, 9% increase since 2000

Average Household Income - \$75,000

Traffic Count – 16,350 vehicles per day

## Bucks County, PA



Dublin Borough SURROUNDING AREA	2000 POPULATION	2005 POPULATION	2010 POPULATION	2000 - 2010 FORECASTED PERCENTAGE INCREASE
BEDMINSTER TOWNSHIP	4804	6,490	6,900	43%
PLUMSTEAD TOWNSHIP	11,400	12,880	14,400	25%
NEW BRITIAN TOWNSHIP	10,700	12,660	13,700	27%
HILLTOWN TOWNSHIP	12,100	14,200	15,000	24%

The local trade area is one of the fastest growing areas in Pennsylvania. There are approximately 2000 new home starts in Bucks County per year.