

“From Concept to Closing, with Integrity”

## FEATURES

- 4.5 acres, zoned commercial
- Approved for development of 26,550 SF
- Signalized corner location
- Adjacent to Stony Creek Farms, a community of 209 luxury homes for the 55 and over lifestyle
- Estimated daily traffic count of 16,000+ vehicles



## DEMOGRAPHICS

|                   | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Population        | 6,315     | 66,011    | 160,497   |
| Average HH Income | \$152,892 | \$146,033 | \$149,288 |
| Total Businesses  | 177       | 2,425     | 7,159     |
| Total Employees   | 1,947     | 25,159    | 89,735    |

**Walsh Commercial Real Estate, LLC**  
 3 Village Road, Suite 200 | Horsham, PA 19044  
 215-836-1340 | walshcre.com

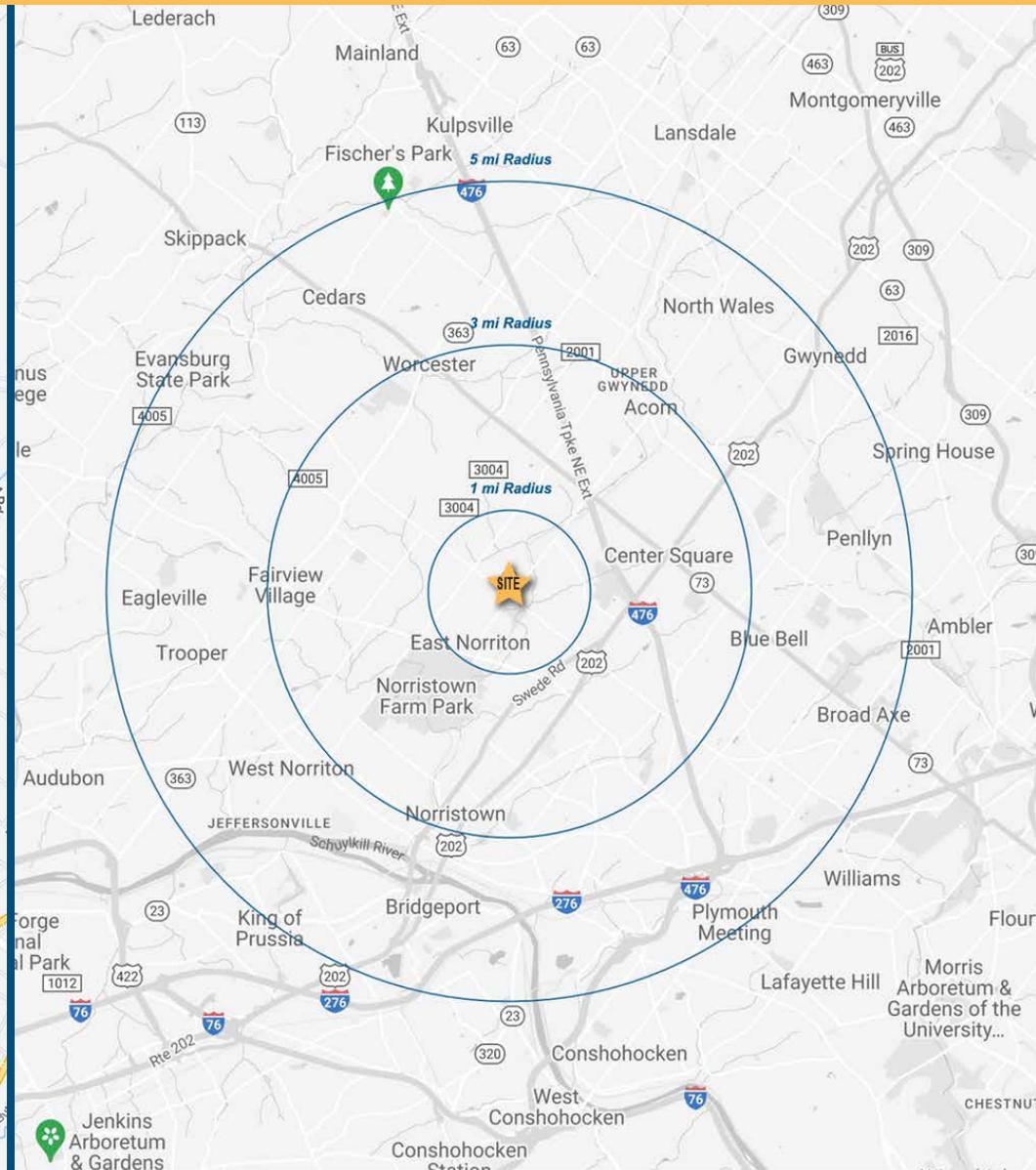
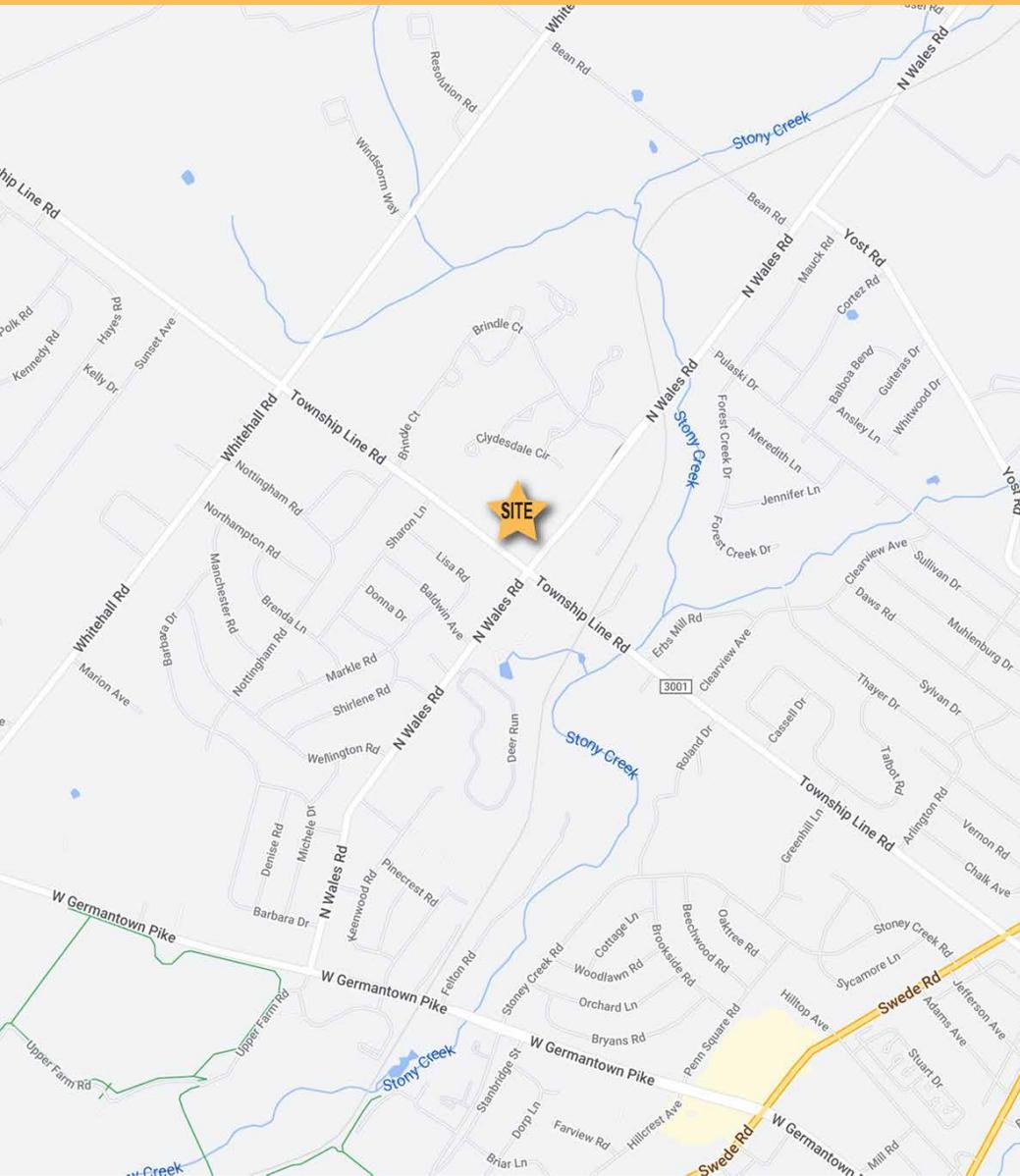
Contact:

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# STONY CREEK VILLAGE COMMERIAL LAND

1501 North Wales Road, Worcester, PA 19403

Local & Regional Maps



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