



11,408 AADT

SOFIA BOULEVARD

±2 AC
FOR LEASE

PARK ROAD

FOR LEASE

±2 AC corner commercial site

100 SOFIA BOULEVARD, BLANDON, PENNSYLVANIA

Scott Horner

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Ground lease available
with flexible terms



Flat topography, reducing
site development costs



Utilities available to the
site include electric, water,
telephone, gas/propane



Excellent visibility from
Sofia Boulevard &
Park Road



Located in an area experiencing
continued residential and
commercial growth

Derek Zerfass

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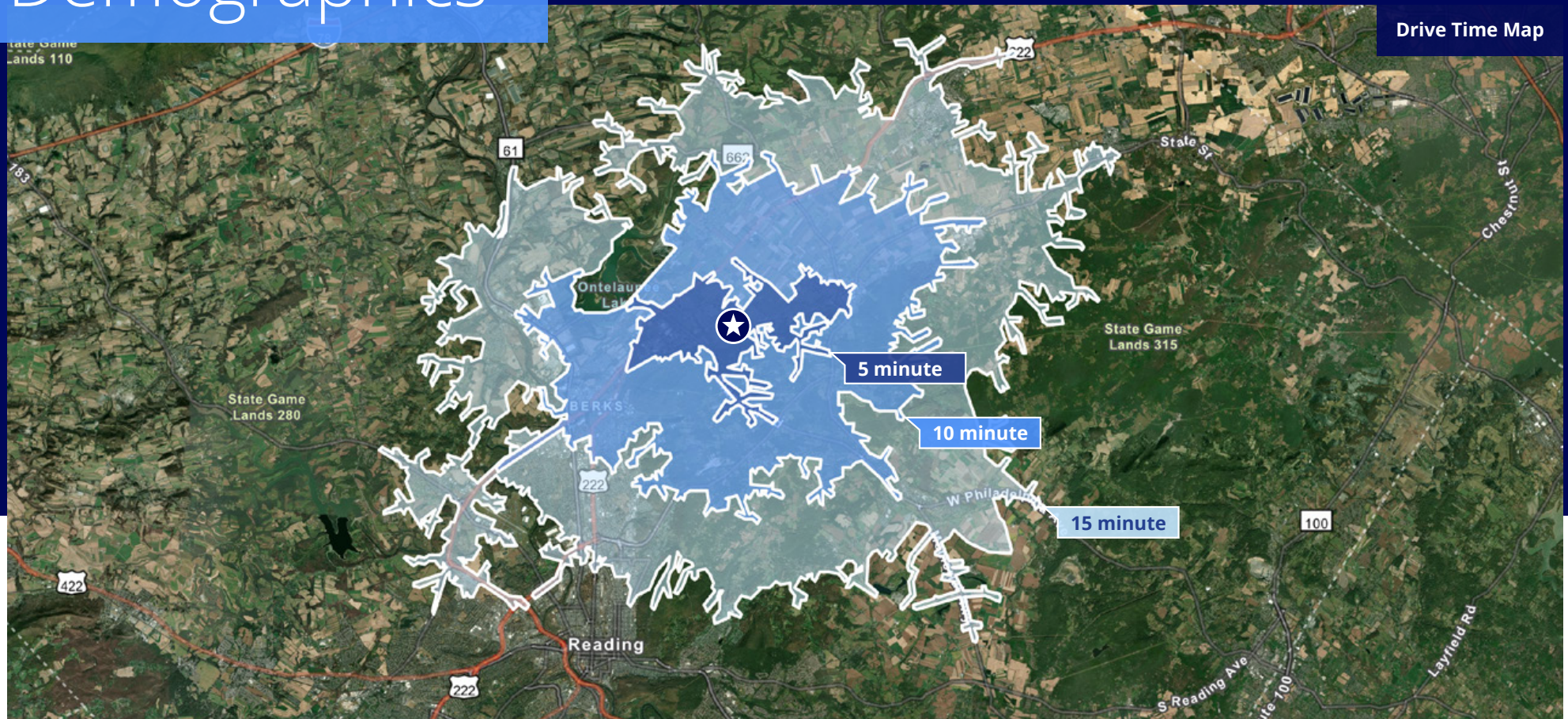
Accelerating success.



Site Plan



Demographics



within one mile

 5,792 people	 2,171 households
 3,551 daytime population	 \$139,233 average HHI
 3,248 employees	 \$127,865 median HHI

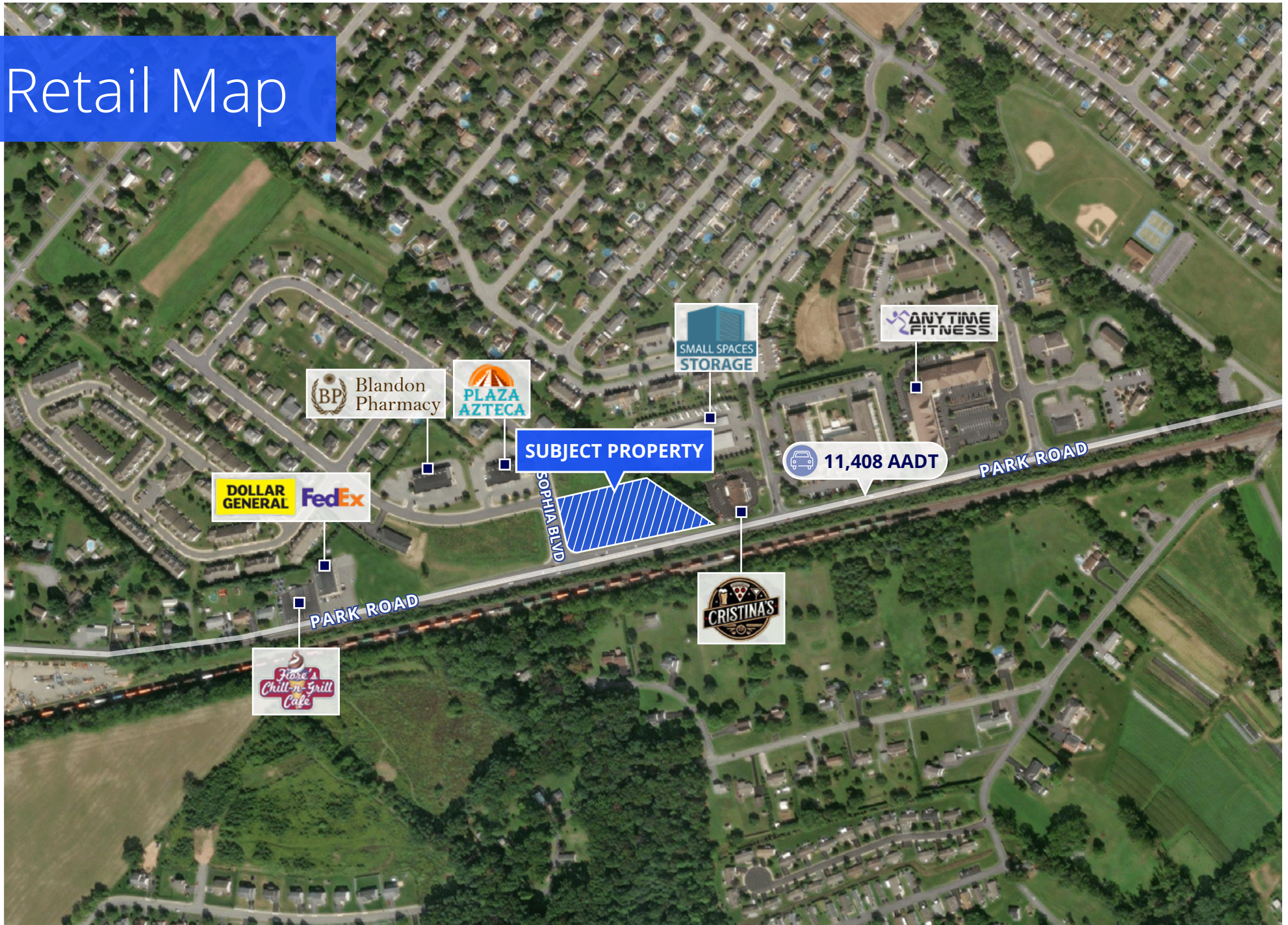
within three miles

 17,018 people	 6,573 households
 14,204 daytime population	 \$123,554 average HHI
 9,168 employees	 \$106,255 median HHI

within five miles

 39,239 people	 15,098 households
 36,249 daytime population	 \$110,561 average HHI
 20,432 employees	 \$92,493 median HHI

Retail Map



Contact



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An aerial photograph showing a suburban neighborhood. A train track with several freight cars runs diagonally across the lower left. A road intersection is visible in the center, with a grassy field and trees surrounding it. Houses and trees are visible in the background.

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