

BRISTOL PARK
BRISTOL, PA

100 COMMERCE CIRCLE

±20,000 - 118,389 SF AVAILABLE FOR SUBLEASE

PHILADELPHIA MSA

JOIN

OLLIE'S
GOOD STUFF CHEAP

DOLLAR TREE planet
FAMILY DOLLAR fitness

RARE BIG BOX SPACE AVAILABLE FOR SUBLEASE



LEASED BY:



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

get in touch.

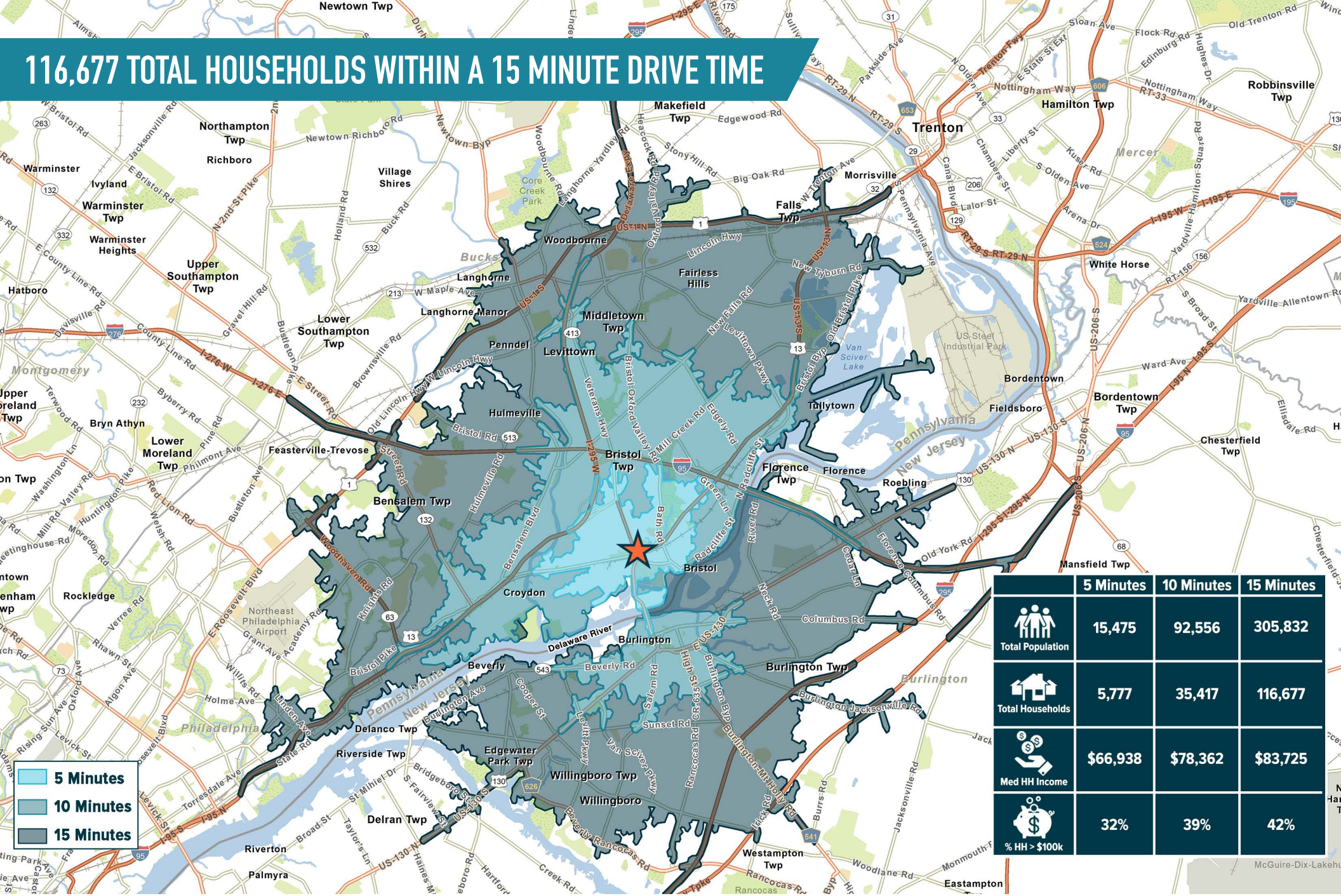
DAVID JUDD

office 856.866.1900
direct 856.222.3037
djudd@metrocommercial.com

JOE DOUGHERTY

office 610.825.5222
direct 610.260.2670
jdougherty@metrocommercial.com

116,677 TOTAL HOUSEHOLDS WITHIN A 15 MINUTE DRIVE TIME



	5 Minutes	10 Minutes	15 Minutes
Total Population	15,475	92,556	305,832
Total Households	5,777	35,417	116,677
Med HH Income	\$66,938	\$78,362	\$83,725
% HH > \$100k	32%	39%	42%

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.20.23

BRISTOL PARK
BRISTOL, PA
 100 COMMERCE CIRCLE



MetroCommercial.com

WELL-LOCATED ON MAJOR ROAD ARTERIES



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.20.23

BRISTOL PARK
BRISTOL, PA
100 COMMERCE CIRCLE

IN CLOSE PROXIMITY TO I-95 ON/OFF RAMP



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.20.23

BRISTOL PARK
BRISTOL, PA
100 COMMERCE CIRCLE



MetroCommercial.com

LOCATED AT HIGH TRAFFIC INTERSECTION



±20,000 - 118,389 SF
AVAILABLE FOR SUBLEASE
(CAN BE DEMISED)

BRISTOL PARK
BRISTOL, PA
100 COMMERCE CIRCLE



MetroCommercial.com

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.20.23

BIG BOX OPPORTUNITY JOINING SEVERAL NATIONAL DISCOUNT TENANTS



SPACE	TENANT	SF
A	AUTOZONE	6,500
A1	OLLIE'S	31,616
A2	VACANT	11,729
B	MCDONALD'S	4,900
C	INSPIRE FEDERAL CREDIT UNION	4,000
C1	SLOAN'S THRIFT LLC	8,876
C2	VACANT	2,500
C3	H&R BLOCK	1,760
C4	KANDEELAND ACADEMY	2,000
D	T-MOBILE	2,774
D1	VACANT	8,468
E	PNC BANK	4,000
F2-D2	PLANET FITNESS	19,172
F3	OPTIMA DENTAL	1,602
F4	ATI PHYSICAL THERAPY	1,602
F5	VACANT	1,462
F6	NAIL-TECH	1,640
G	STS TIRE & AUTO CENTER	5,175
G1	LITTLE CAESARS PIZZA	1,197
G2	SMOKE SHOP	2,000
G3	VACANT	2,400
G3-H2A	FAMILY DOLLAR	9,600
H-H2B	LABCORP	2,400
J	VACANT	6,000
J1	DOLLAR TREE	8,920
K	UNITED WAY OF BUCKS COUNTY	8,000
L	RIDENOW POWERSPORTS	118,389
PAD A	VACANT	4,477
PAD B	VACANT	9,750

ZONING: HC-1 (HIGHWAY COMMERCIAL WEST DISTRICT)

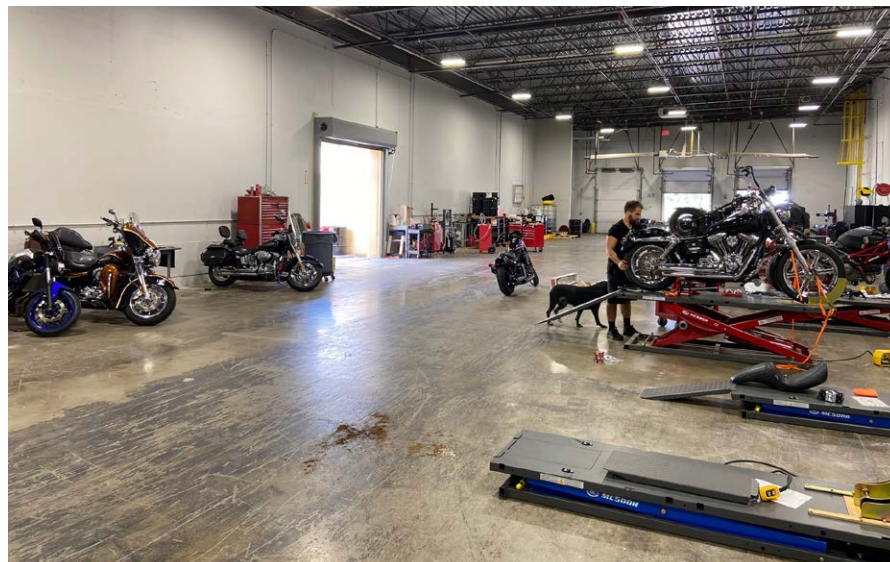
The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.20.23

BRISTOL PARK
BRISTOL, PA
 100 COMMERCE CIRCLE



MetroCommercial.com

INTERIOR PROPERTY PHOTOS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.20.23

BRISTOL PARK
BRISTOL, PA
100 COMMERCE CIRCLE



MetroCommercial.com

EXTERIOR PROPERTY PHOTOS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.20.23

BRISTOL PARK
BRISTOL, PA
100 COMMERCE CIRCLE



MetroCommercial.com

PYLON PHOTOS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.20.23

BRISTOL PARK
BRISTOL, PA
100 COMMERCE CIRCLE



MetroCommercial.com