

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.

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get in touch.

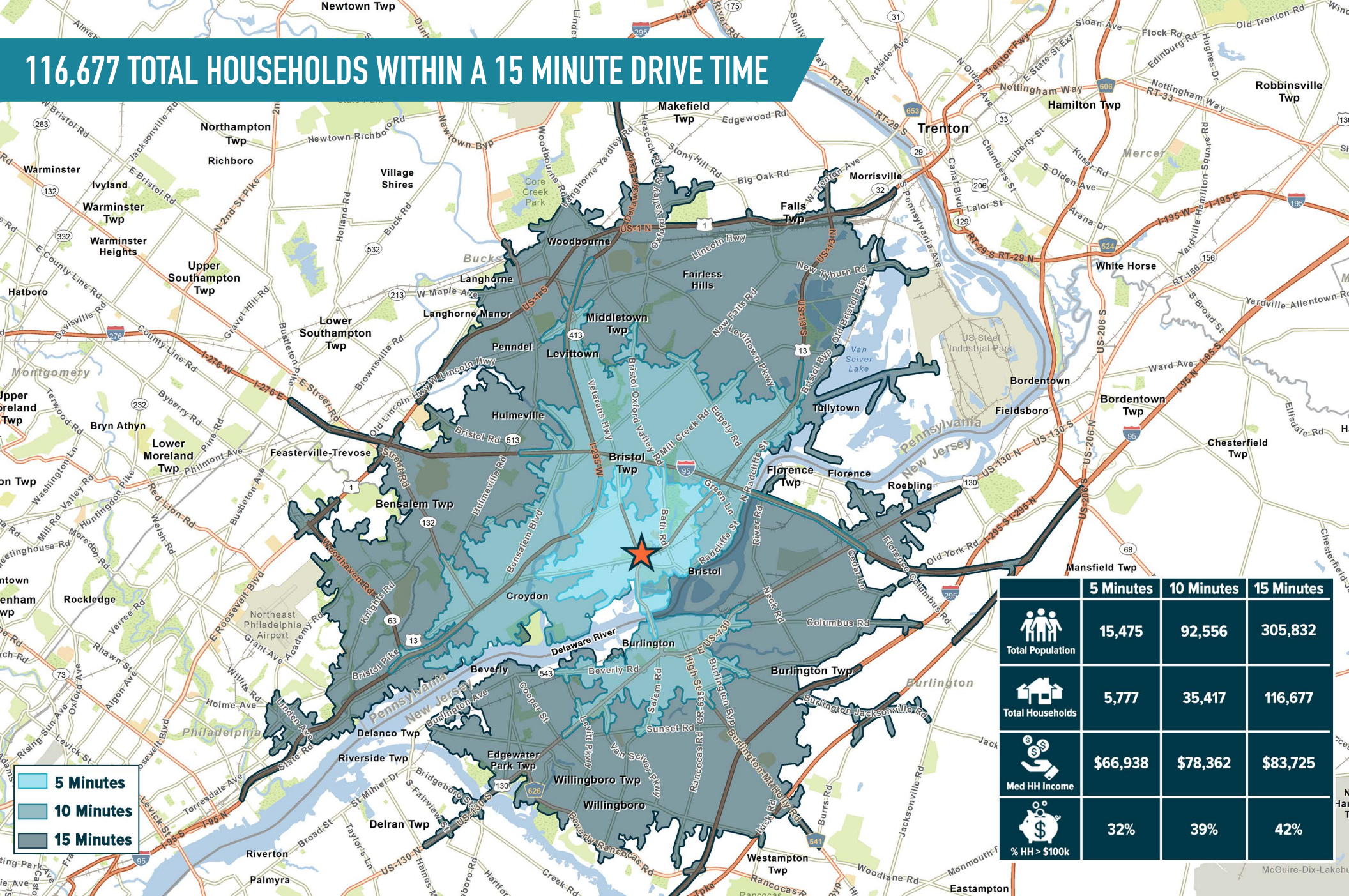
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116,677 TOTAL HOUSEHOLDS WITHIN A 15 MINUTE DRIVE TIME



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WELL-LOCATED ON MAJOR ROAD ARTERIES



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IN CLOSE PROXIMITY TO I-95 ON/OFF RAMP



SITE
BRISTOL PARK
OLLIE'S
GOOD STUFF CHEAP
DOLLAR GENERAL
FAMILY DOLLAR
planet fitness

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LOCATED AT HIGH TRAFFIC INTERSECTION



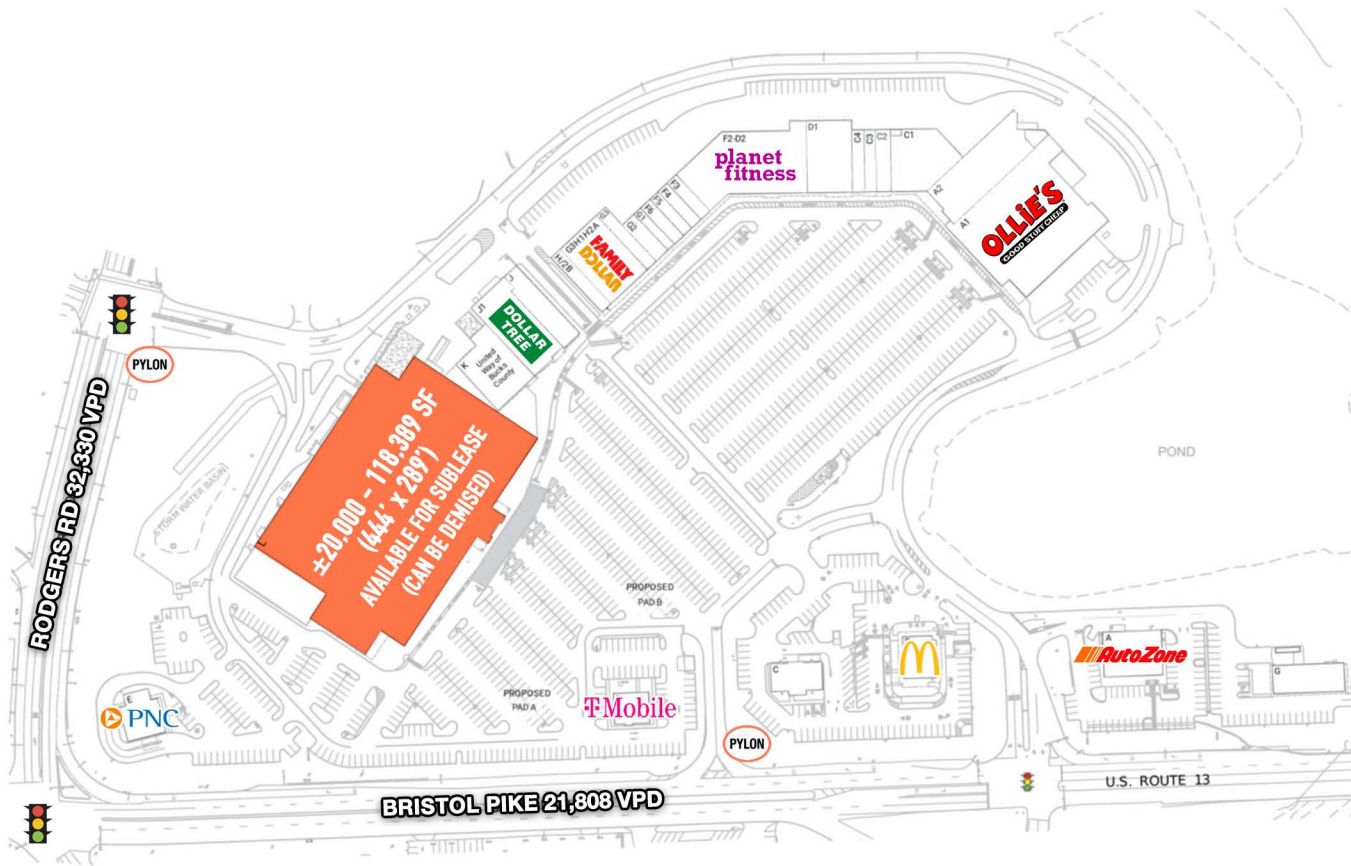
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BIG BOX OPPORTUNITY JOINING SEVERAL NATIONAL DISCOUNT TENANTS



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)

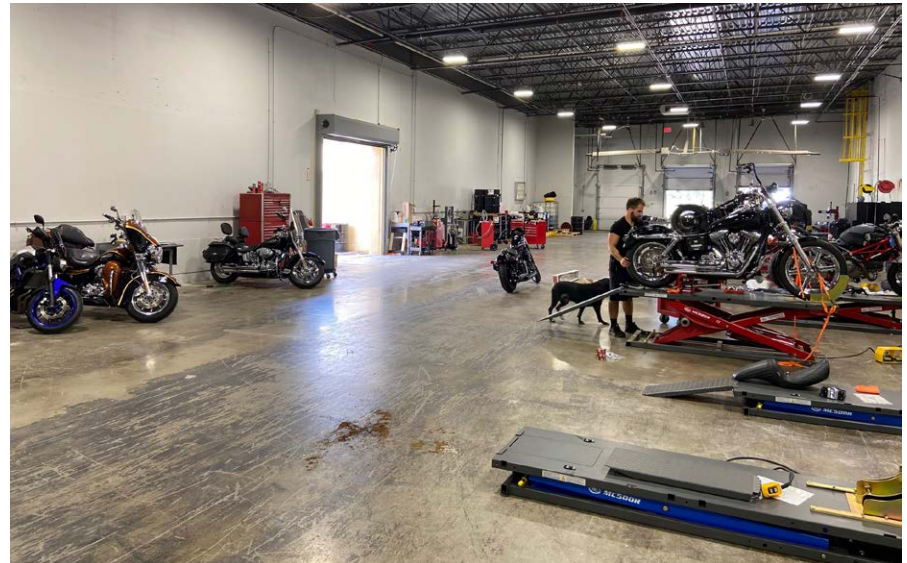
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INTERIOR PROPERTY PHOTOS



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EXTERIOR PROPERTY PHOTOS



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PYLON PHOTOS



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