



# New Britain, PA

Bucks County

## Town Center of New Britain

a foundation for nearly 100 years



**Location:** 426 Town Center, New Britain, PA  
 a signalized intersection along W. Butler Ave.  
 Six means in ingress/egress. Two Miles from Doylestown.

**Description:** Grocery Anchored Shopping Center

**Major Tenants:** Giant, Dollar Tree, Ace Hardware, AutoZone, Evolve Fitness, Dog Town, UPS, Chase Bank

**GLA:** 124,262 sf ±

**Parking:** 625 parking spaces

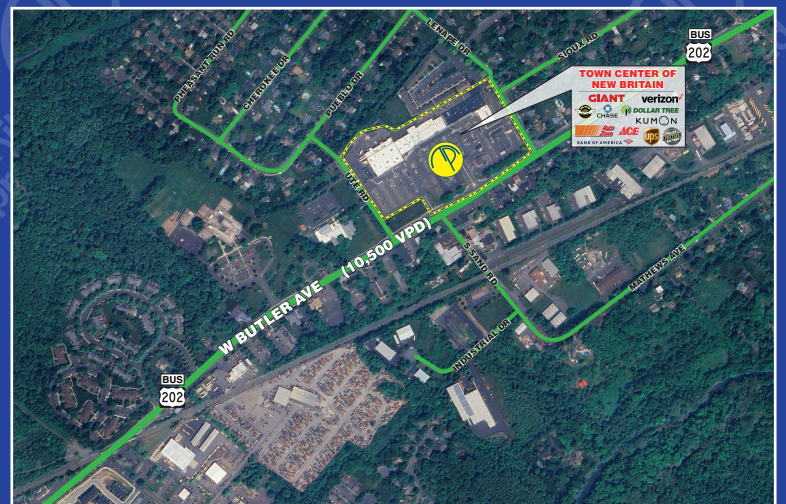
**Traffic Counts:** W. Butler Ave. 10,500 VPD

**Demographics:**

2024	1 Mile	3 Miles	5 Miles
Population	4,312	34,488	103,009
Average HH Income	\$132,466	\$122,496	\$122,284
Total HH	1,605	12,715	38,225
Median Age	45.8	44.4	43.9



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Store Addr.	Tenant	Dimensions	Size
1. 100	McCabe & Brady PT	(38' x 86')	3,064 sf
2/3. 200	Giant Food	(249' x 179' irr.) ±	40,117 sf
4/5. 304/06	Ace Hardware	(138' x 110' irr.) ±	14,876 sf
6. 406	Dog Town	(58' x 100')	5,843 sf
7. 414	Sports Cards	(30' x 100')	3,005 sf
8. 416	Nico's Pizza	(20' x 100')	2,003 sf
9. 418	Vape Shop	(20' x 100')	2,000 sf
10. 420	Peruvian Restaurant	(19' x 80')	1,905 sf
11. 422	UPS Store	(12' x 80')	1,219 sf
12. 424	Philly Pretzel Factory	(19' x 60' irr.) ±	1,146 sf
13. 426	Nico's Pizza Storage	(19' x 24' irr.) ±	443 sf
14. 430	Town Center Jewelers	(20' x 80')	1,597 sf
15. 432	Verizon	(15' x 80')	1,201 sf
16. 434	Sakana Sushi Asian Fusion	(30' x 80')	2,400 sf
20. 338-448	Evolve Fitness	(115' x 80')	9,211 sf
21/22. 460	Dollar Tree	(117' x 80' irr.) ±	11,686 sf
23. 800	Wellness Center	(30' x 21')	536 sf
24. 462	D & N Nails Spa	(20' x 80')	1,600 sf
25. 464	Available	(15' x 80')	1,203 sf
26. 466	Kumon Math & Reading Center	(15' x 80')	1,200 sf
27. 470	Available	(39' x 80')	3,143 sf
28. 500	AutoZone	(125' x 75' irr.) ±	9,975 sf
32. 800	WNB Factory	(36' x 68' irr.) ±	2,415 sf
33. 600	Chase Bank	(44' x 66' irr.) ±	2,885 sf
35.	Bank of America ATM		65 sf



202 Pennsylvania - Route 202

A.K.A. West Butler

all store addresses are located on Route 202 (AKA W. Butler Avenue)