



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, Rite Aid, AutoZone, Evolve Fitness, Dog Town, UPS

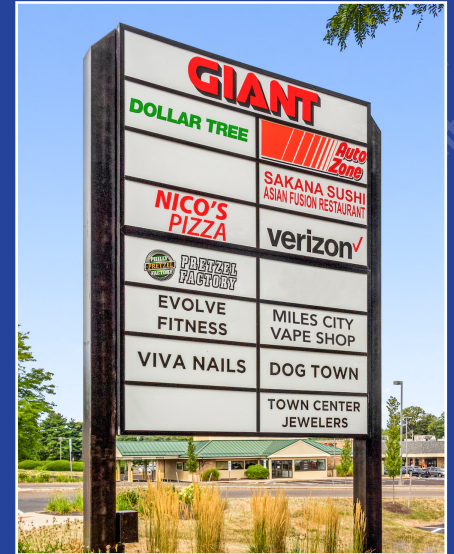
GLA: 124,262 sf ±

Parking: 625 parking spaces

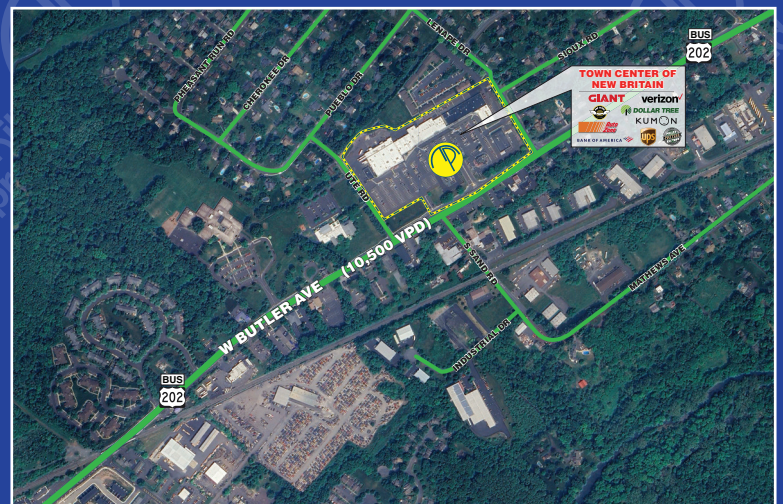
Traffic Counts: W. Butler Ave. 10,500 VPD

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.	McCabe & Brady PT	(38' x 86')	3,064 sf
2/3.	Giant Food	(249' x 179' irr.) ±	40,117 sf
4.	Verizon	(40' x 100')	4,000 sf
5.	Available	(98' x 110' irr.) ±	10,876 sf
6.	Dog Town	(58' x 100')	5,843 sf
7.	Sports Cards	(30' x 100')	3,005 sf
8.	Nico's Pizza	(20' x 100')	2,003 sf
9.	Vape Shop	(20' x 100')	2,000 sf
10.	Peruvian Restaurant	(19' x 80')	1,905 sf
11.	UPS Store	(12' x 80')	1,219 sf
12.	Philly Pretzel Factory	(19' x 60' irr.) ±	1,146 sf
13.	Available February 2025	(19' x 24' irr.) ±	443 sf
14.	Town Center Jewelers	(20' x 80')	1,597 sf
15.	Pending Availability	(15' x 80')	1,201 sf
16.	Sakana Sushi Asian Fusion	(30' x 80')	2,400 sf
20.	Evolve Fitness	(115' x 80')	9,211 sf
21/22.	Dollar Tree	(117' x 80' irr.) ±	11,686 sf
23.	Wellness Center	(30' x 21')	536 sf
24.	D & N Nails Spa	(20' x 80')	1,600 sf
25.	Available	(15' x 80')	1,203 sf
26.	Kumon Math & Reading Center	(15' x 80')	1,200 sf
27.	Available	(39' x 80')	3,143 sf
28.	AutoZone	(125' x 75' irr.) ±	9,975 sf
32.	WNB Factory	(36' x 68' irr.) ±	2,415 sf
33.	Available Outparcel W/ Drive Thru	(44' x 66' irr.) ±	2,885 sf
35.	Bank of America ATM		65 sf

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

For information contact:

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202 Pennsylvania - Route 202
 A.K.A. West Butler