

# County Line Plaza

703 PA-113 | Souderton, PA 18964

Bucks County Philadelphia-Camden-Wilmington, PA-NJ-DE-MD 154,608 Sq Ft

40.3151, -75.3087



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 8,946     | 46,776    | 112,001   |
| Daytime Pop. | 13,621    | 44,902    | 112,045   |
| Households   | 3,650     | 18,177    | 43,023    |
| Income       | \$122,393 | \$131,638 | \$143,071 |

Source: Synergos Technologies, Inc. 2024

Neighborhood center anchored by ALDI, Planet Fitness, Five Below, and Dollar Tree with strong national tenants including Chipotle Mexican Grill, Sherwin-Williams, and Leslie’s Pool drawing an estimates 2.6M annual visits (Placer.ai, 2025)

Surrounded by an affluent and well-educated population with an average household income of \$131K+ and 39% college educated within a 3-mile radius

High visibility from 18K+ VPD on W Main St and 34K+ VPD on Route 309 (Kalibrate, 2025)



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## Available Spaces

16 3,200 Sq Ft

## Current Tenants

Space size listed in square feet

|       |                               |        |
|-------|-------------------------------|--------|
| 1A    | ALDI                          | 21,393 |
| 1B    | Liberty Ministries Thrift     | 31,673 |
| 1C    | Dollar Tree                   | 12,950 |
| 2     | Queens Nutritional Products   | 1,500  |
| 2A    | Queens Health Center II       | 1,800  |
| 3     | Great Clips                   | 1,500  |
| 4     | iSmash                        | 7,500  |
| 5     | Hayabei Japanese Restaurant   | 3,200  |
| 6     | PT Solutions Physical Therapy | 3,200  |
| 8/8A  | Planet Fitness                | 35,165 |
| 8B    | Sparkle Nails and Spa         | 2,400  |
| 9     | Leslie's Pool Supplies        | 4,450  |
| 10    | Tropical Smoothie Cafe        | 2,000  |
| 11    | T-Mobile                      | 2,000  |
| 12    | Sherwin-Williams              | 4,000  |
| 15    | American Family Care          | 3,200  |
| 15A   | Chipotle Mexican Grill        | 2,400  |
| PAD   | Five Below                    | 11,077 |
| NAP01 | Express Lube                  | 0      |
| NAP02 | Car Wash                      | 0      |
| NAP03 | McDonald's                    | 0      |
| NAP04 | Citizens Bank                 | 0      |
| NAP05 | AutoZone                      | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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