



*Continental Realty Commercial Presents ...*

# Bridgeport's

# 4th Street Marketplace



*Day time population:*

*5 miles – 210,342*

*Avg. Household Income:*

*5 miles - \$91,647*

*Restaurant Expenditures:*

*5 miles - \$194,841,890*

## WHAT WE HAVE TO OFFER:

Store fronts from 1200-9600 SF

32 Residential Units above

Town Center Atmosphere

This property is a True Live/Work Environment, located in the center of town in Bridgeport. Great access to KOP, Norristown, Blue Bell, Plymouth Meeting, Conshohocken, and all major roadways, a truly central location.



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# Continental Realty Commercial Presents ...



O'Neill Properties  
RETHINK. REVITALIZE. RENEW.

HOME | CONTACT | ACQUISITIONS

COMPANY | LUXURY RESIDENTIAL | COMMERCIAL | RETAIL | LAND DEVELOPMENT



Review O'Neil Properties Land Development Listing

## Bridgeview Bridgeport, PA

Bridgeview is a 32-acre location directly adjacent to Rt. 202 in Montgomery County, PA. The current site of industrial and warehouse facilities, the location offers 1,500 feet of frontage along the Schuylkill River-which in the past ten years has quickly been brought back to life with improved water quality and recreational uses. The property, which targets young professionals and families as well as empty nesters, will include some 785 proposed condominiums, townhouses and apartments in more than 1.1 million gross sq. ft. This mixed-use, riverfront district allows for both residential and commercial uses.



Primary access to the market area is provided by US Route 202 which can be accessed less than half mile west of the property. Route 202 affords convenient access to King of Prussia, PA, which is located just 2 miles from the property. King of Prussia is home to the nation's second largest mall, offering such world-class retailers as Neiman Marcus, Nordstrom, Lord & Taylor, Hugo Boss, Cartier, Louis Vuitton, Tiffany & Co. and others.

King of Prussia also serves as the transportation nexus (I-76), which serves as the primary access to Center



**Sept '08**

O'Neill Property Group Pulls demolition permits to begin work at Riverfront Site.

Projected to build 785 Condos, plus townhouses and office, targeted towards young professionals.



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"BRIDGE TO BETTER BUSINESS"

THE TIMES HERALD

December 1, 2009



## WHY BRIDGEPORT?

## WHY NOW?



New 202 Bridge NOW OPEN!!



New 14 Townhomes being built at former elementary school site.



Land being re-zoned in Upper Merion at Bridgeport border for Townhomes.



Major Re-Development currently going on throughout the Borough of Bridgeport.



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**JOIN RECENTLY SIGNED RETAILERS:**

*Katie Cakes Gourmet Bakery*



**RETAIL DISTRICT**



**4th Street Marketplace**

**Continental Realty**  
Serving Chester, Montgomery, Delaware and Bucks Counties

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# Demographics

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2007 Male Population	8,208	41,799	89,530
2007 Female Population	8,204	43,626	92,689
% 2007 Male Population	50.01%	48.93%	49.13%
% 2007 Female Population	49.99%	51.07%	50.87%
2007 Total Adult Population	12,622	69,364	147,690
2007 Total Daytime Population	16,403	86,915	210,342
2007 Total Daytime Work Population	9,079	49,981	126,865
2007 Median Age Total Population	34	39	39
2007 Median Age Adult Population	42	45	46
2007 Total Population	16,413	85,425	182,219
2007 Total Households	6,796	36,530	72,366
2007 Median Household Income	\$47,234	\$52,473	\$60,691
2007 Per Capita Income	\$27,513	\$31,509	\$36,397
2007 Average Household Income	\$66,446	\$73,682	\$91,647
2007 Beer/Wine/Liquor Stores	\$1,707,543	\$7,827,810	\$15,301,978
2007 Restaurant Expenditures	\$14,860,621	\$90,394,058	\$194,841,890
2007 Jewelry Stores	\$1,165,867	\$5,427,820	\$10,529,457
2007 Mens Clothing Stores	\$2,588,441	\$11,950,265	\$23,014,942
2007 Shoe Stores	\$2,283,217	\$10,223,634	\$19,810,688
2007 Womens Clothing Stores	\$4,890,586	\$22,126,230	\$42,011,900
2007 Automobile Dealers	\$27,628,421	\$124,227,828	\$236,926,607



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