

FOR LEASE

# GATOR CLIFTON HEIGHTS PLAZA

INVESTMENTS 713 EAST BALTIMORE AVENUE | CLIFTON HEIGHTS, PA 19018



## PROPERTY OVERVIEW

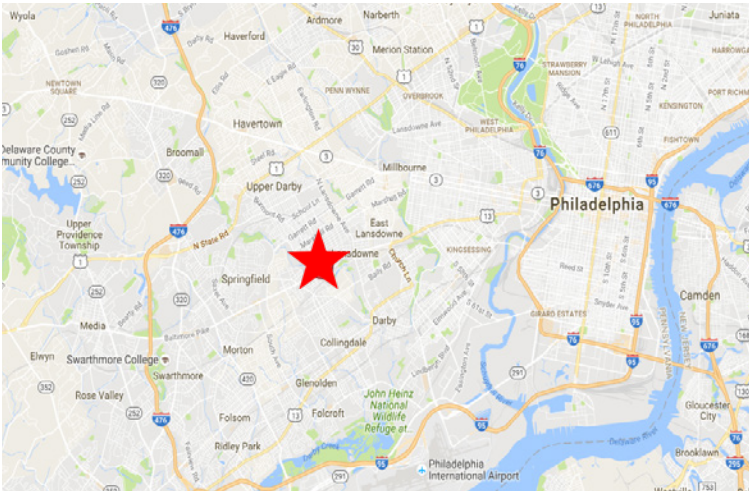
- Anchored by Big Lots, Dollar Tree, Lidl & Icon Beauty
- GLA of +/- 88,715 SF

## LOCATION OVERVIEW

- Located just west of Philadelphia
- Intersection: E Baltimore Ave. & Burmont Rd.
- Delaware County
- Traffic Count: 18,000 AADT

[www.GatorInvestments.com](http://www.GatorInvestments.com)  
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016  
James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**  
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## DEMOGRAPHICS

• 2021

**713 EAST BALTIMORE AVENUE  
CLIFTON HEIGHTS, PA 19018**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	28,991	262,934	593,456
AVG. HH INCOME	\$78,673	\$79,198	\$81,071
AVG. AGE	38	36	37



Owned and Operated By A  
**GATOR**  
Affiliated Company

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