

OFFERING MEMORANDUM

The Yardley Grist Mill Office Space

10 N. MAIN ST

Yardley, PA 19067

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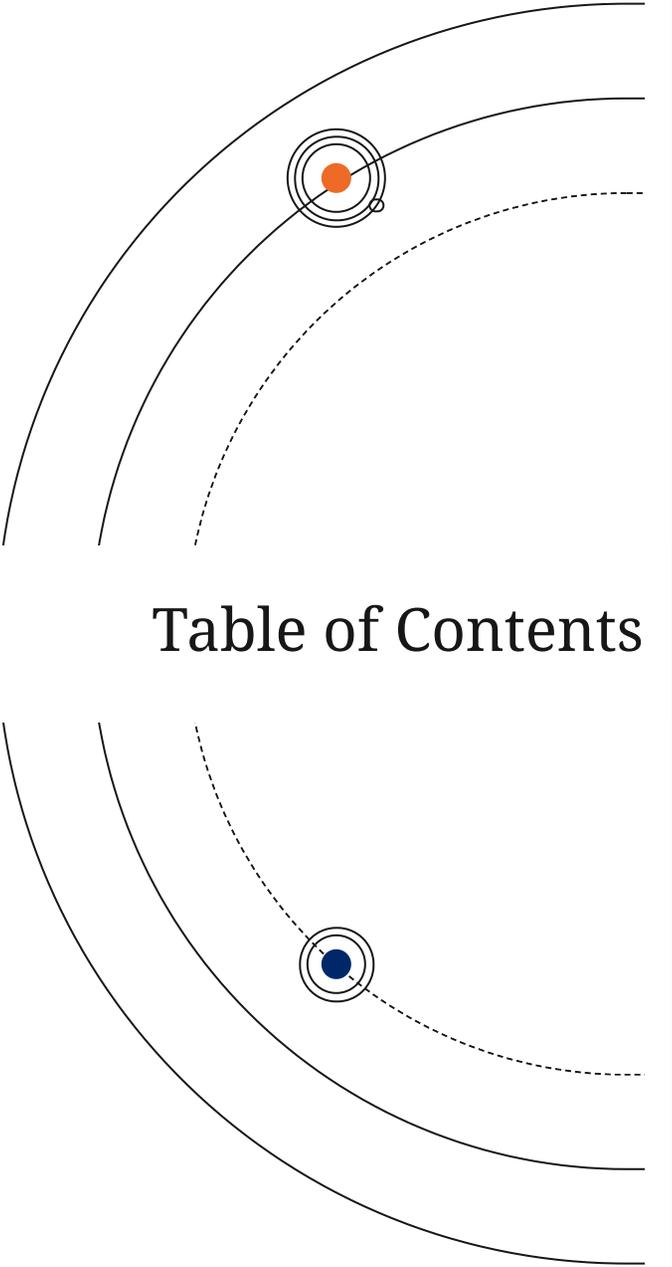


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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Undisclosed
PROPERTY TYPE:	Office
BUILDING SIZE:	14,950 SF±
AVAILABLE SF:	2,000 SF±
LOT SIZE:	1.6 AC±
YEAR BUILT:	1769
ZONING:	C-1
CROSS STREET:	E Afton Ave

PROPERTY OVERVIEW

SVN is pleased to present what many consider to be one of Yardley Borough's most premier office spaces, located within Yardley borough's original grist mill built by Thomas Yardley. This stately fieldstone multi-tenant building is ideally located across from Lake Afton, backing up against the Delaware Canal Towpath and only a few steps away from the town's primary intersection. In addition to its ideal location, the property benefits from its own off-street parking (a coveted commodity in the Borough). The building itself offers stately presentation in an uncompromising environment and demonstrates the ideal cross section of historic significance and modern relevance. The available space is comprised of approximately 2,000 SF of prime first floor office space with glass wall conference room, private office/training room, kitchenette and large open space. The interior offers great character, unique finishes and boasts original exposed stone walls with high ceilings and exposed wooden beams. The space is exceptionally well-maintained and has a functional and versatile floor plan which accommodates many potential uses. Yardley is an amenities rich borough neighborhood with a diverse tenant mix in immediate proximity.

LOCATION OVERVIEW

Located in Yardley Borough, which is home to eclectic shopping, fine dining and other cultural attractions. Local retailers and points of interest include Burritos, Wawa, Starbucks, Trattoria Rosa Bianca, La La Lobster, The Vault Brewing Co. and many others. There are over 116,000 residents living within 5-mile radius with an average household income of \$123,000. The site is a 30-minute drive to Princeton, 40 minute drive to Philadelphia and 90 minute drive to New York City.

PROPERTY DETAILS

LEASE RATE

UNDISCLOSED

LOCATION INFORMATION

BUILDING NAME	The Yardley Grist Mill
STREET ADDRESS	10 N. Main St
CITY, STATE, ZIP	Yardley, PA 19067
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	E. Afton Ave
TOWNSHIP	Yardley Boro
MARKET TYPE	Medium
NEAREST HIGHWAY	I-295 - 1.2 Mi.
NEAREST AIRPORT	Trenton Mercer Airport - 4.4 Mi. Philadelphia Int'l - 40.4 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
LOT SIZE	1.6 AC±
APN #	54-003-147
LOT FRONTAGE	69 ft
LOT DEPTH	364 ft
TRAFFIC COUNT	8,101 VPD
TRAFFIC COUNT STREET	Main St & Cold Spring Ave
TENANCY	Multiple
FREE STANDING	Yes
FLOOR	First

PARKING

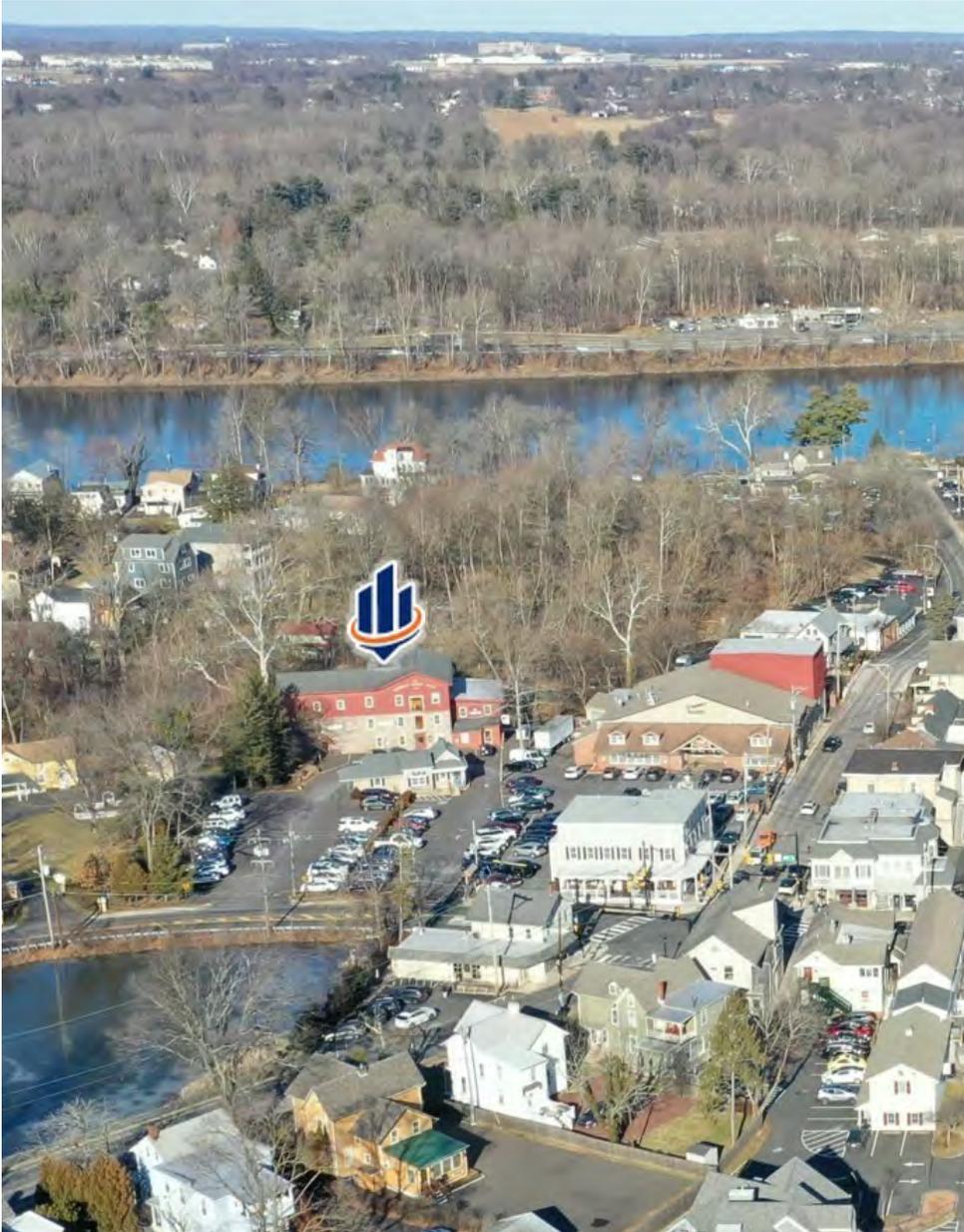
PARKING TYPE	Surface Paved Lot
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PROPERTY HIGHLIGHTS

- Prominent office space
- Prime, town center borough location
- Heavy vehicular and pedestrian traffic
- In immediate proximity to CVS Pharmacy, William Penn Bank, Cramer's Bakery and Continental Tavern
- 2,000 SF± available
- Available for immediate occupancy
- Located near signalized intersection
- Ample parking
- Diverse platform of national, regional, local and specialty retailers in close proximity
- Ideally located for business and consumer access
- Proximate to affluent and populated residential neighborhoods
- Quality demographic profile
- Convenient access to major connecting routes
- C-1 (Pedestrian-Oriented Commercial District) – abundant permitted uses



ADDITIONAL PHOTOS



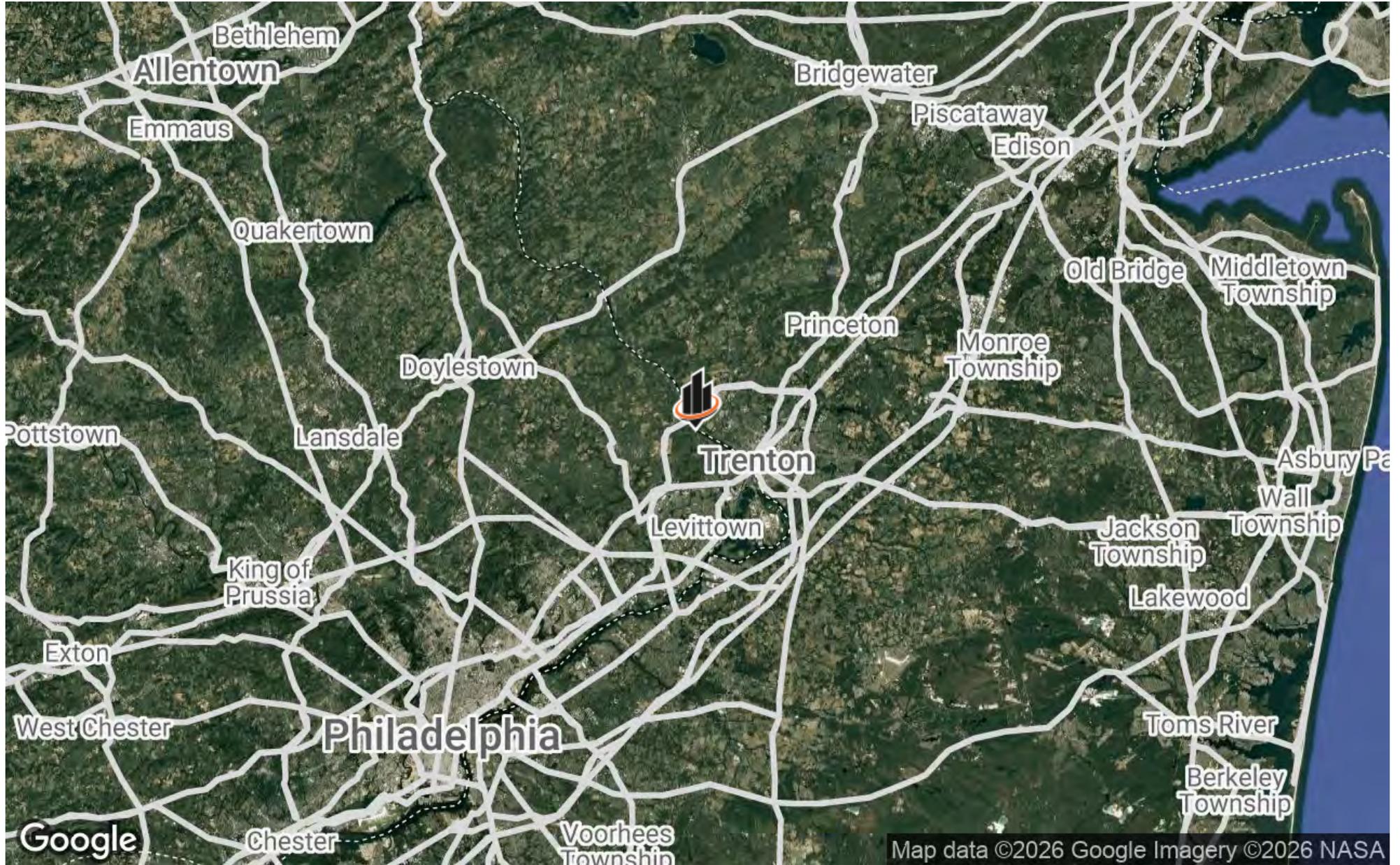
INTERIOR PHOTOS



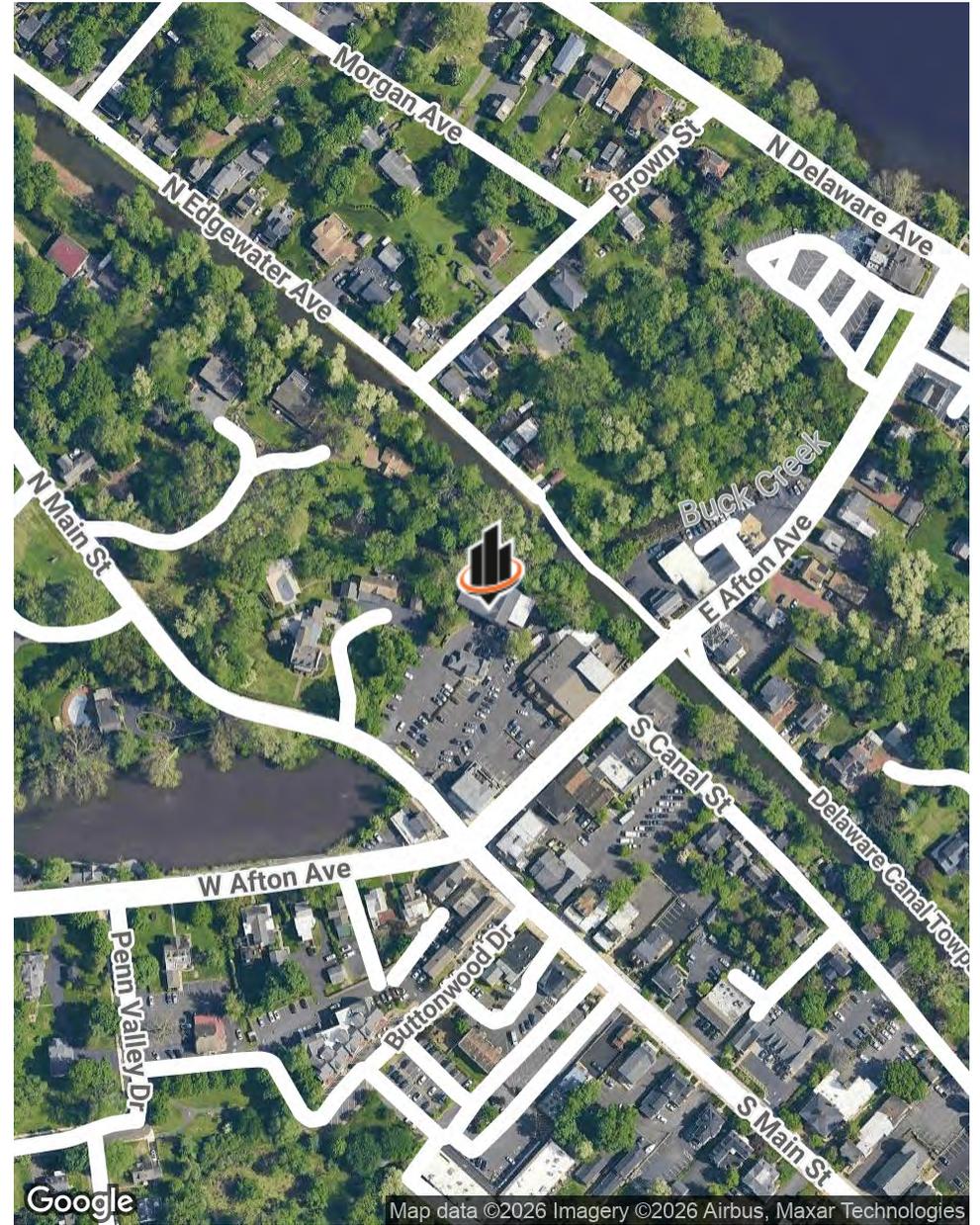
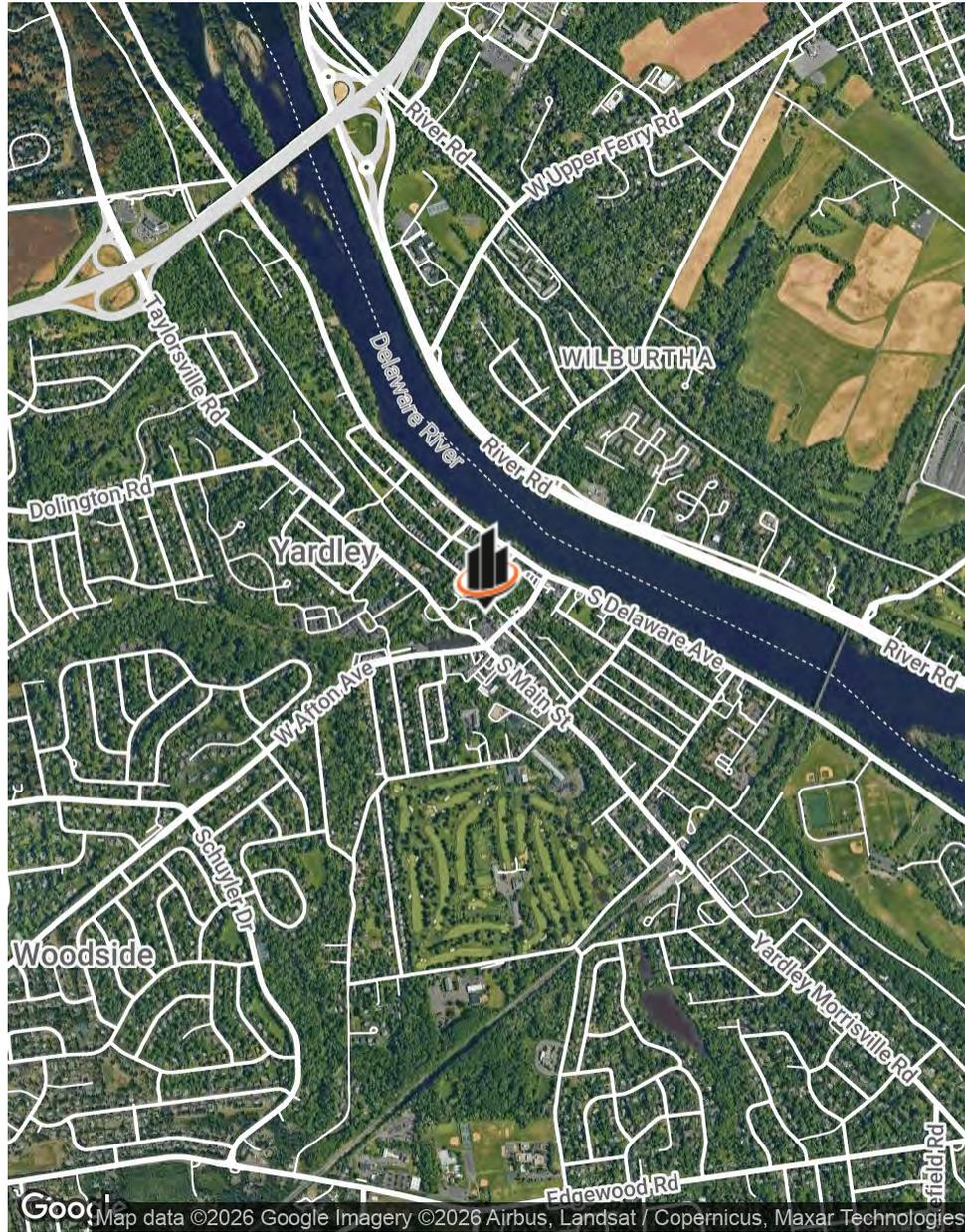
SECTION 2
The Location



REGIONAL MAP



LOCATION MAP



RETAILER MAP



SECTION 3
The
Demographics



DEMOGRAPHICS MAP & REPORT

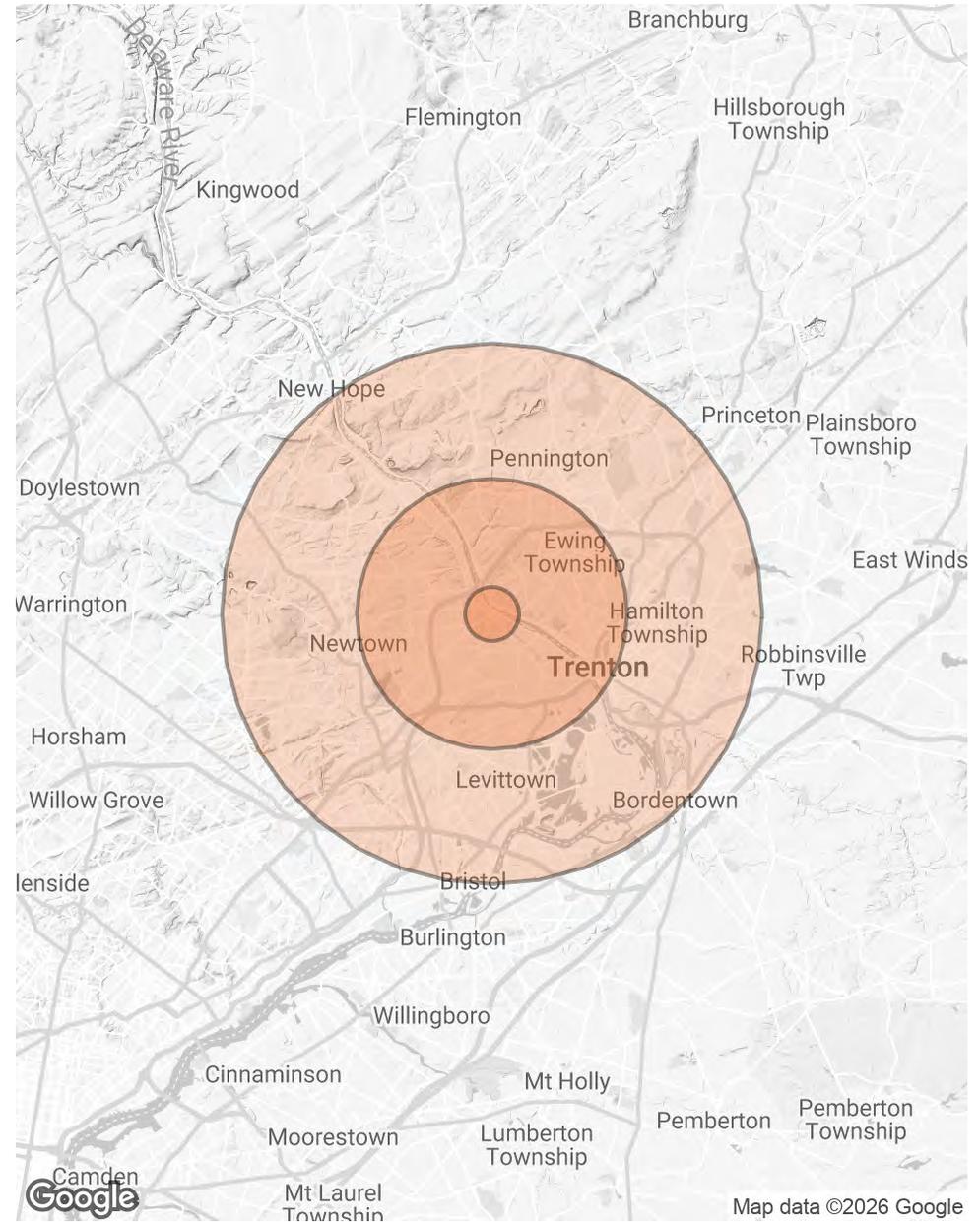
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,469	169,037	554,946
AVERAGE AGE	44.7	41.8	41.8
AVERAGE AGE (MALE)	43.1	40.0	40.6
AVERAGE AGE (FEMALE)	45.2	43.7	43.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,438	70,633	221,494
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$134,881	\$102,074	\$104,961
AVERAGE HOUSE VALUE	\$428,861	\$289,955	\$288,222

2020 American Community Survey (ACS)





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