

EXCLUSIVELY MARKETED BY:



CHICHI E. AHIA, SIOR

Executive Director/ Principal

Direct: 215.757.2500 x2202 chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245



MONIKA POLAKEVIC, CCIM

Senior Advisor

Direct: 215.757.2500 x2204 monika.polakevic@svn.com **PA #RS 293807** // NJ #0789312

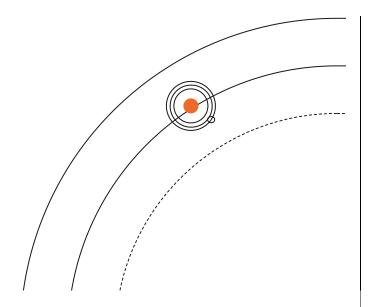
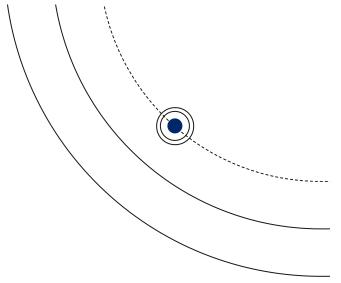


Table of Contents



o o	THE PROPERTY		13	THE LOCATION	
	Property Summary	6		Regional Map	14
	Property Details	7		Location Map	15
	Property Highlights	8		Site Plan	16
	Additional Photos	9			
			17	THE ZONING	
11	THE FLOOR PLANS			RC - Retail Commercial Zoning	18
	Floor Plans	12			
			22	THE DEMOGRAPHICS	
				Demographics Man & Report	23



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$595,000
BUILDING SIZE:	6,980 SF±
LOT SIZE:	0.22 AC±
PRICE / SF:	\$85.24
ZONING:	RC - Retail Commercial
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	U.S.Route 1 Bus

PROPERTY OVERVIEW

A unique mixed-use opportunity featuring a 6,980 SF free-standing building located in Penndel Borough, Bucks County, PA. This property includes a 6,312 SF first-floor retail space, complete with two overhead doors and durable cinder block wall construction with 11-foot ceilings. Previously utilized as an automotive parts distributor, the building has been well-maintained and boasts a comprehensive list of recent improvements. Its versatile layout and prime location make it an excellent opportunity for owner-users with income from the residential apartment on the second floor. With immediate access to major area highways, this property is ideally positioned for a variety of uses permitted by right under its Retail Commercial zoning district.

LOCATION OVERVIEW

Penndel Borough offers excellent accessibility, with key transportation routes such as U.S. Route 1, the PA Turnpike and I-95 all in close proximity. Centrally located, it connects conveniently to the Philadelphia, New York, South and Central New Jersey. The property is ideally situated just 0.3 miles from U.S. Route 1 Bus and 1.4 miles from U.S. Roue 1. The area boasts numerous amenities, and a dense mix of residential and commercial neighborhoods.

PROPERTY DETAILS

SALE PRICE	\$595,000

BUILDING SIZE	6,980 SF±
---------------	-----------

LOCATION INFORMATION

BUILDING NAME	Mixed-Use / Retail Building
STREET ADDRESS	145 Lincoln Avenue
CITY, STATE, ZIP	Penndel, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	U.S. Route 1 Bus
TOWNSHIP	Penndel Borough
MARKET TYPE	Medium
NEAREST HIGHWAY	U.S. Route 1 Bus - 0.2 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 32.3 Mi.

PARKING & TRANSPORTATION

STREET PARKING	Yes
NUMBER OF PARKING SPACES	5

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	RC - Retail Commercial
LOT SIZE	0.22 AC±
APN #	32-003-148
RE TAXES (2024):	\$9,184
LOT FRONTAGE	122 ft
LOT DEPTH	55 ft
TRAFFIC COUNT	17,333 VPD
TRAFFIC COUNT STREET	U.S Route 1 Bus & Lincoln Ave

BUILDING INFORMATION

BUILDING SIZE	6,980 SF
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1971
YEAR LAST RENOVATED	2018
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

PROPERTY HIGHLIGHTS

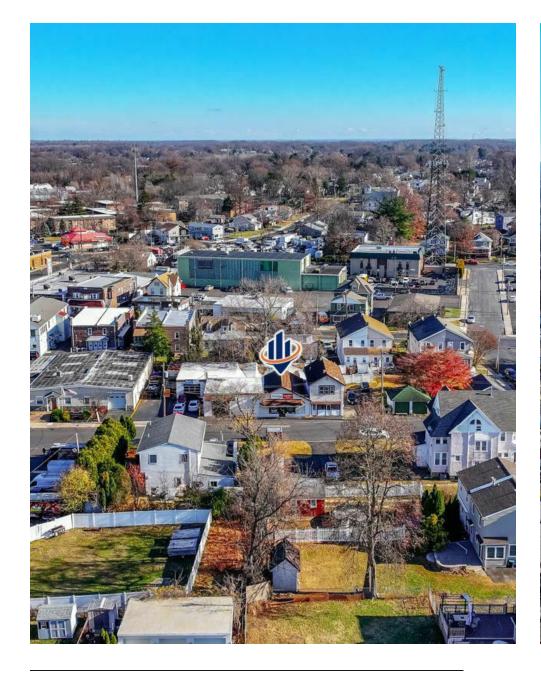
PROPERTY HIGHLIGHTS

- ±6,980 SF prime mixed-use property
- ±6,312 SF flex / retail space available
- Income-producing residential apartment
- Two (2) overhead doors
- Well maintained w/recent improvements
- Amenities rich area
- Highly accessible
- Ideally positioned for business and consumer access
- Immediate access to U.S. Route 1 Bus and U.S. Route 1
- Close commuting proximity to/from Philadelphia
- Retail Commercial zoning district allowing for abundant permitted uses

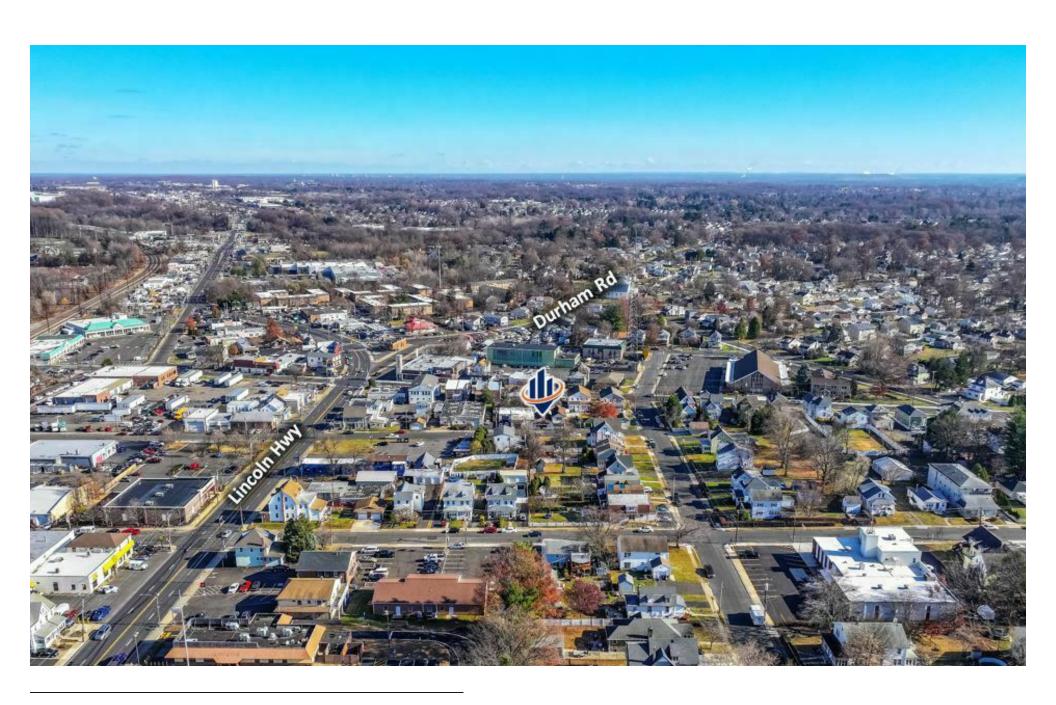




ADDITIONAL PHOTOS

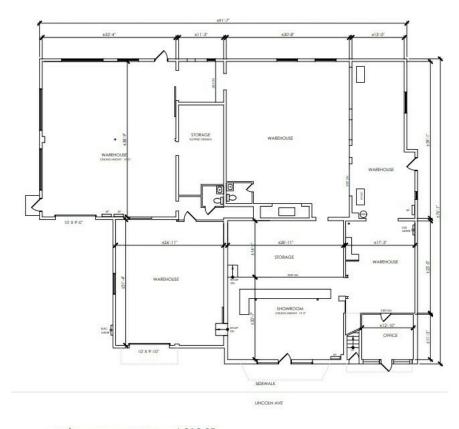




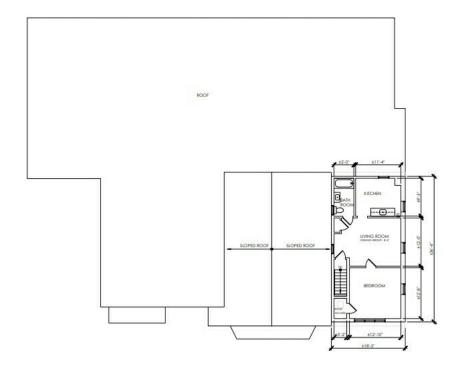




FLOOR PLANS



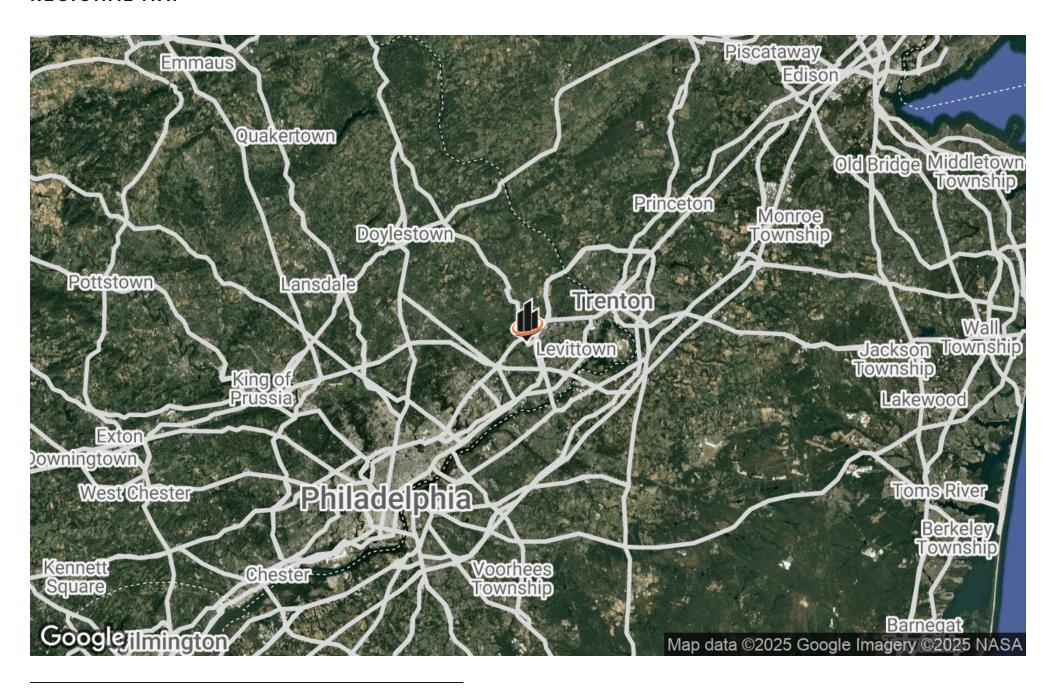
1 EXISTING FIRST FLOOR PLAN 6,312 SF



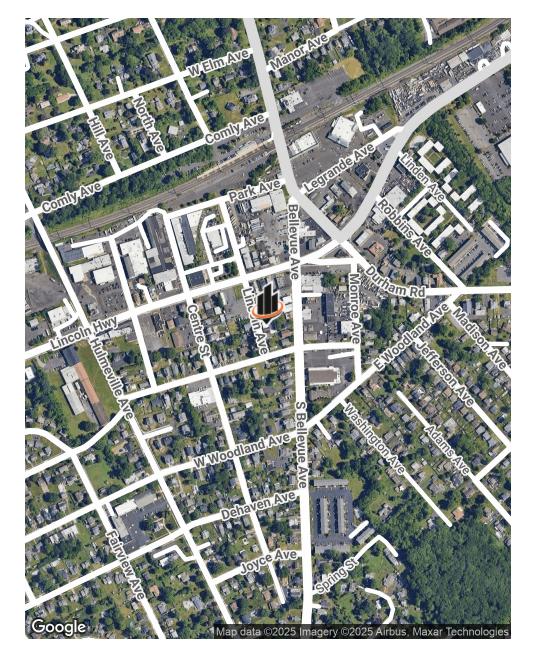
2 | EXISTING SECOND FLOOR PLAN 668 SF | SCALE: 1/8" = 1'-0"

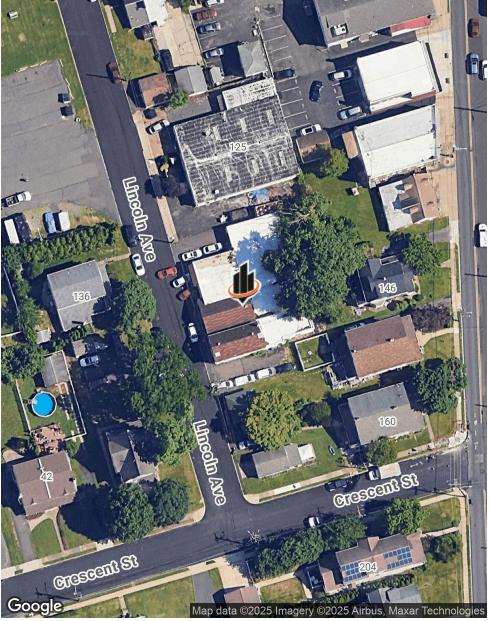


REGIONAL MAP

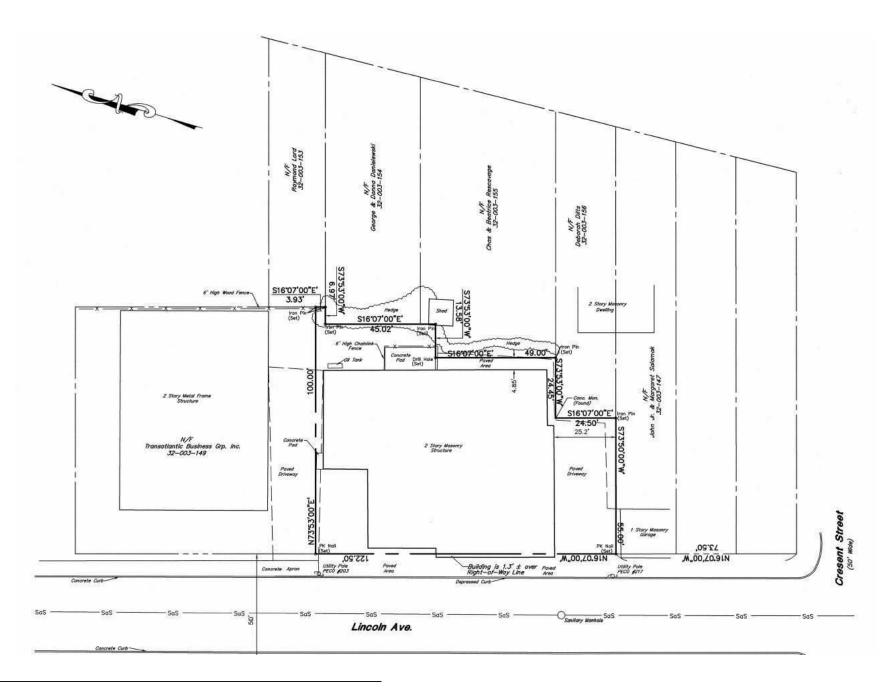


LOCATION MAP





SITE PLAN





§ 405-18. Use regulations.

	Т	ABLE (OF USE	REGUL	ATION	NS					
	(To be used in conjunction	with det	ailed de	scription	ns in the	e remair	nder of	this ch	apter.)		
	Note: Refer t	o § 405-	14 for a	n explan	ation o	f the syr	nbols.				
Use		R-1	R-2	R-3	P	RC	SC	I	OR	MB	TOD
1	Single-family detached	P	P	P	P	N	N	N	N	_	N
2	Single-family detached-lot line	N	N	P	N	N	N	N	N	_	N
3	Single-family attached or duplex [Amended 8-4-1986 by Ord. No. 86-4]	N	N	P	N	N	N	N	N		N
4	Patio house	N	N	P	N	N	N	N	N	_	N
5	Multiplex	N	N	P	N	N	N	N	N	_	N
6	Atrium house	N	N	P	N	N	N	N	N	_	N
7	Townhouse	N	N	P	N	N	N	N	N	_	N
8	Garden apartments	N	N	P	N	N	N	N	N	_	N
9	Conversion	S	S	S	S	N	N	N	N	_	N
10	Cluster development	N	N	P	N	N	N	N	N	_	N
11	Rooming house	N	N	N	N	P	P	N	N	_	N
12	Dwelling in combination	N	N	N	P	P	P	N	N	_	P
13	Religious use	P	P	P	P	N	N	N	N	_	N
14	School	P	P	P	P	N	N	N	N	_	N
15	Cultural facility	N	P	P	P	P	P	N	N	_	P
16	Auditorium, community centers, etc.	N	N	P	P	Р	P	N	N	_	P
17	Day nursery, nursery school, etc.	N	S	S	S	N	N	N	N	_	P
18	Recreation facility, governmental	P	P	P	P	Р	P	P	P	_	N
19	Recreation facility, nongovernmental	N	N	S	S	Р	P	S	S	_	N
20	Private club or lodge	N	N	S	S	P	P	N	N	_	N
21	Nursing home	N	S	S	N	N	S	N	N	_	P
22	Hospital	S	S	S	N	N	N	N	N	_	N
23	Medical center	N	N	S	S	N	N	N	N	_	N
23.1	Sober living facility. [Added 4-15-2019 by Ord. No. 2019-1]	N	N	N	S	S	S	N	N	N	N
24	Professional service	N	N	S	P	P	P	N	N	_	P
25	Business services, nongovernmental	N	N	N	P	Р	P	N	N	_	P

§ 405-18

TABLE OF USE REGULATIONS											
	(To be used in conjunction with detailed descriptions in the remainder of this chapter.)										
	Note: Refer t	o § 405-	14 for a	n explan	ation of	f the syr	nbols.				
Use		R-1	R-2	R-3	P	RC	SC	I	OR	MB	TOD
26	Business services, governmental	N	N	N	P	P	P	S	N		P
27	Health services	N	N	N	P	P	P	N	N	_	P
28	Veterinary services, kennels, stables	N	N	N	N	N	S	S	N	_	P
29	Trade or professional school, etc.	N	N	N	N	P	P	N	N		P
30	Retail shop	N	N	N	N	P	S	N	N	_	P
30.1	Retail shop - limited [Added 5-14-2002 by Ord. No. 2002-2]	N	N	N	N	S	S	N	N		_
30.1.1	Medical marijuana dispensary [Added 4-15-2019 by Ord. No. 2019-2]	N	N	N	N	S	S	N	N	S	N
31	Bulk commercial	N	N	N	N	N	P	P	N	_	N
32	Personal service	N	N	N	N	P	P	N	N	_	P
33	Repair service	N	N	N	N	P	P	N	N	_	P
34	Eating place, sit-down	N	N	N	P	P	P	P	N	_	P*
35	Eating place, drive-in/take- out	N	N	N	N	Р	P	P	N		N
36	Mortuary or funeral home	N	N	S	S	N	P	N	N	_	N
37	Public entertainment facility	N	N	N	N	Р	S	N	N		N
38	Motel, hotel, tourist home	N	N	N	N	P	P	N	N	_	P**
39	Parking area or garage	N	N	N	N	P	P	P	N	_	CU
40	Gasoline service station	N	N	N	N	N	P	N	N	_	N
41	Repair garage	N	N	N	N	N	P	N	N	_	N
42	Sale of auto accessories	N	N	N	N	P	P	N	N	_	N
43	Bus or taxicab terminal	N	N	N	N	S	P	N	N	_	N
44	School bus yard	N	N	N	N	N	P	P	N	_	N
45	Truck terminal	N	N	N	N	N	P	P	N	_	N
46	Railroad station, railway service	N	N	N	N	N	N	P	N	_	P
47	Communication facility	N	N	N	P	P	N	P	N	_	N
47(A)	Cellular telecommunications facility [Added 1-5-2004 by Ord. No. 2004-1]	P	P	P	P	P	Р	P	P	P	N
48	Supply utility	N	N	N	N	S	S	S	N	_	N

§ 405-18

TABLE OF USE REGULATIONS											
	(To be used in conjunction with detailed descriptions in the remainder of this chapter.)										
	Note: Refer t	o § 405-	14 for a	n explan	ation o	f the syn	nbols.				
Use		R-1	R-2	R-3	P	RC	SC	I	OR	MB	TOI
49	Petroleum product and gas substation	N	N	N	N	N	S	S	N	_	N
50	Sanitary utility	P	P	P	P	P	P	P	N	_	N
51	Fire station	S	S	S	P	P	P	P	N	_	N
52	Fire signal	P	P	P	P	P	P	P	P	_	P
53	Wholesale business and storage	N	N	N	N	Р	P	P	N	_	N
54	Warehousing	N	N	N	N	N	N	P	N	_	N
55	Manufacturing	N	N	N	N	N	N	P	N	_	N
55.1	Medical marijuana grower/ processor [Added 4-15-2019 by Ord. No. 2019-2]	N	N	N	N	N	N	S	N	N	N
56	Laboratory for research	N	N	N	N	N	N	P	N	_	N
57	Contractor's office and storage	N	N	N	N	N	S	P	N	_	N
58	No-impact home-based business [Amended 5-7-2012 by Ord. No. 2012-4]	P	P	P	P	P	P	P	N		N
59	Residential accessory	P	P	P	P	P	P	P	N	_	N
60	Temporary structure or use	P	P	P	P	P	P	P	P	_	N
61	Accessory building	N	N	N	N	P	P	P	N	_	N
62	Outside storage	N	N	N	N	N	P	P	N	_	N
63	Outside display	N	N	N	N	S	S	N	N	_	N
64	Travel trailer storage	P	P	P	P	P	P	P	P	_	N
65	Off-street parking	P	P	P	P	P	P	P	P	_	N
66	Sign	P	P	P	P	P	P	P	P	_	N
67	Adult entertainment establishment [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N
68	Adult bookstore [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N
69	Adult motion-picture theater [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N
70	Adult mini motion-picture theater [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N

§ 405-18

TABLE OF USE REGULATIONS													
	(To be used in conjunction with detailed descriptions in the remainder of this chapter.)												
	Note: Refer to § 405-14 for an explanation of the symbols.												
Use		R-1	R-2	R-3	P	RC	SC	I	OR	MB	TOD		
71	Massage parlor [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N		
72	Bathhouse [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N		
73	Modeling studio [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N		
74	Artist body-painting studio [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N		
75	Cabaret [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N		
76	Arcade [Added 2-7-1983 by Ord. No. 83-4]	N	N	N	N	N	N	N	N	P	N		
77	Brewery, winery or distillery [Added 6-15-2020 by Ord. No. 2020-1 ¹]	N	N	N	N	N	N	N	N	N	P		
78	Market [Added 6-15-2020 by Ord. No. 2020-1]	N	N	N	N	N	N	N	N	N	P		
79	Accessory outdoor eating/drinking area [Added 6-15-2020 by Ord. No. 2020-1]	N	N	N	N	N	N	N	N	N	CU		
80	Accessory brewing [Added 6-15-2020 by Ord. No. 2020-1]	N	N	N	N	N	N	N	N	N	CU		
81	Cultural and entertainment [Added 6-15-2020 by Ord. No. 2020-1]	N	N	N	N	N	N	N	N	N	CU		
	* Use 34 shall be a permitted	use in th	e TOD (Overlay l	District	when pa	ırt of a r	nixed-	use deve	lopmen	i.		
	** As permitted by Use 38.												

- A. Residential uses. The following regulations shall apply to residential uses within the Borough of Penndel.
 - (1) Use 1. Single-family detached dwelling.
 - (2) Use 2. Single-family detached lot line. In R-3 Districts such dwellings may be part of a cluster development as provided in Use 10, § 405-18A(10), and Article VI, Performance Standards. The building is set on one of the side property lines. An easement for maintenance on the adjoining lot is one of the requirements for this type of construction.

^{1.} Editor's Note: This ordinance also added a TOD column to this table.



DEMOGRAPHICS MAP & REPORT

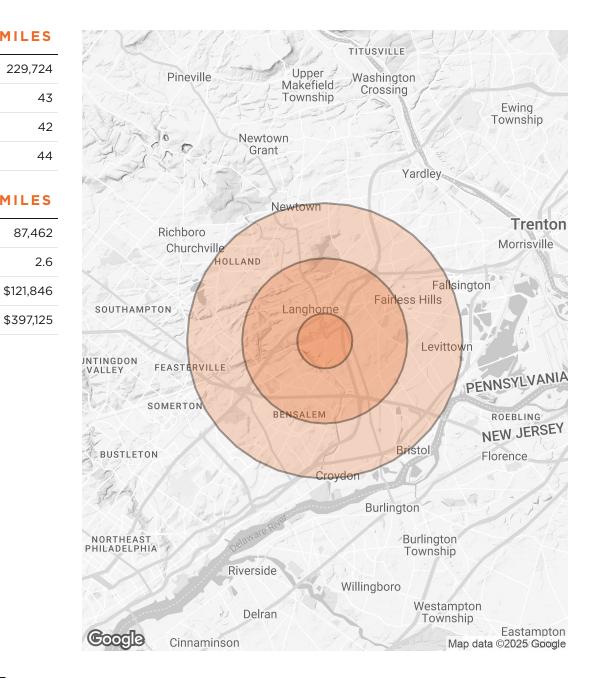
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,563	84,394	229,724
AVERAGE AGE	41	43	43
AVERAGE AGE (MALE)	40	42	42
AVERAGE AGE (FEMALE)	42	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	1 MILE 4,296	3 MILES 31,724	5 MILES 87,462
TOTAL HOUSEHOLDS	4,296	31,724	87,462

\$430,482

\$397,211

Demographics data derived from AlphaMap

AVERAGE HOUSE VALUE





125 Pheasant Run, Ste 102 Newtown, PA 18940 215.757.2500 SVNAhia.com