

OFFERING MEMORANDUM
Prime Newtown
Retail Space

HISTORIC TORBERT HOUSE
103 S STATE STREET

Newtown, PA 18940

PRESENTED BY:

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Table of Contents

5

THE PROPERTY

Property Summary	6
Property Details	7
Property Highlights	8
Floor Plan	9
Steeple View Project: A New Chapter for Newtown, PA	10

11

THE LOCATION

Regional Map	12
Location Map	13

14

THE DEMOGRAPHICS

Demographics Map & Report	15
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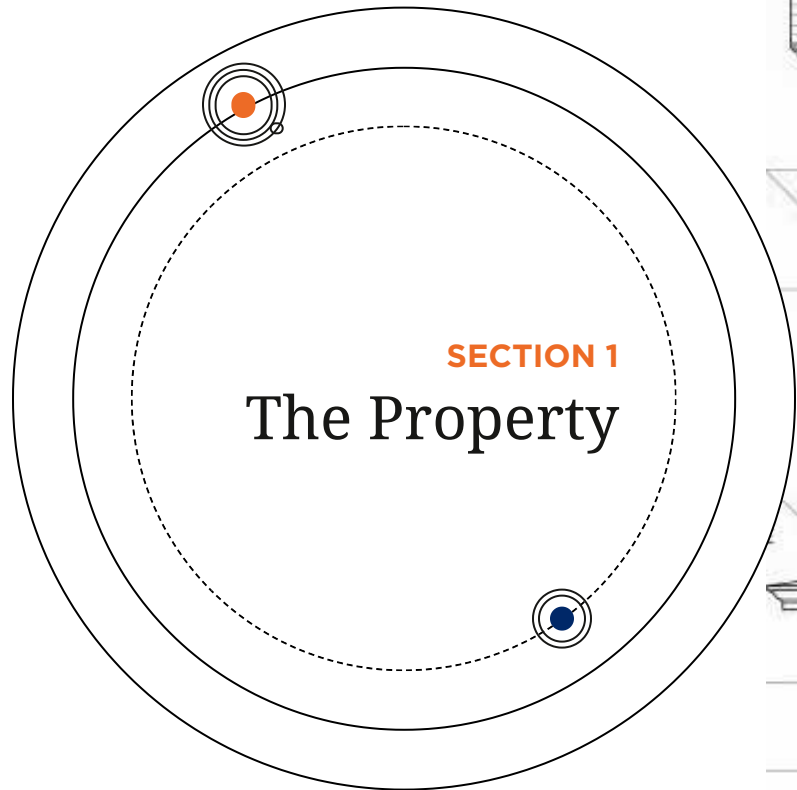
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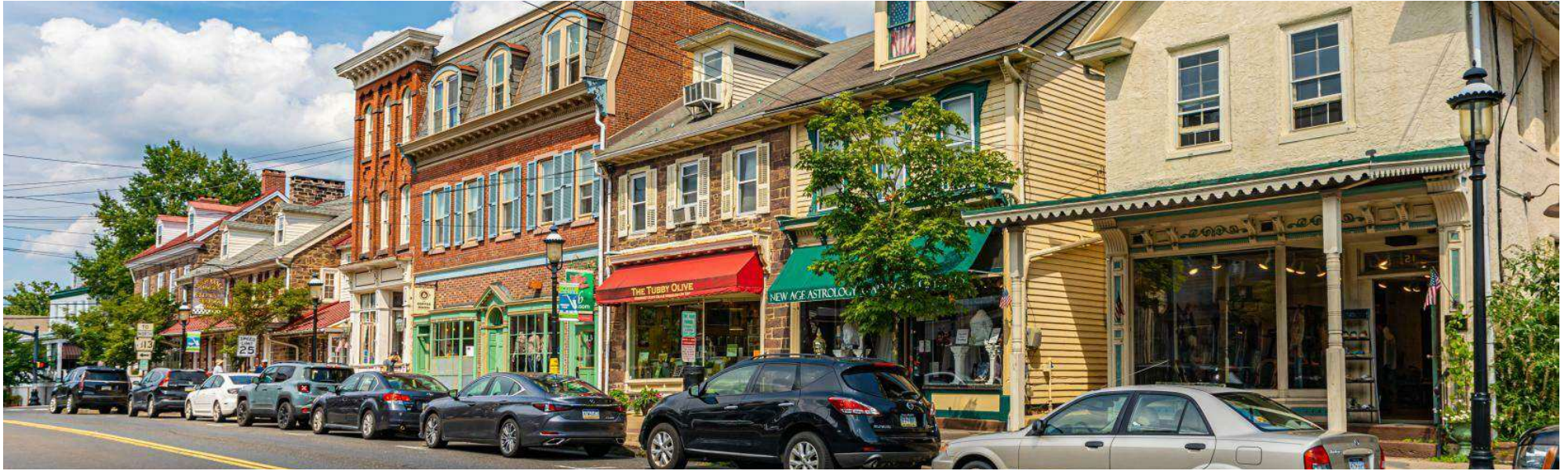
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35.00/SF/MG
AVAILABLE SF:	2,220 SF±
YEAR BUILT:	1795
RENOVATED:	2024
ZONING:	TC [Town Center]
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN is pleased to present one of Newtown Borough's premier retail spaces, located just steps from one of the town's key intersections. The building offers stately presentation in an uncompromising environment and demonstrates the ideal cross section of historic significance and modern relevance. Originally built circa 1795 and fully renovated in 2024, the free-standing mixed-use property features over 2,200 square feet of prime retail space on the ground floor, complete with large street-front display windows and prominent signage. Situated in Newtown Borough's Town Center (TC) zoning district, the property allows for a variety of uses by right.

LOCATION OVERVIEW

Located in Newtown Borough, a vibrant area renowned for its eclectic shopping, fine dining, and cultural attractions, this property is surrounded by notable retailers such as Starbucks, Athleta, and Bluemercury. It is also situated near the iconic Steeple View project, a nine-acre redevelopment in the heart of Newtown Borough. With Phase 1 complete, the project will feature 88 luxury apartments, a public piazza, a greenway trail, and more. Additionally, the property offers excellent regional connectivity, being just a 30-minute drive from both Princeton and Philadelphia, and a 90-minute drive from New York City.

PROPERTY DETAILS

LEASE RATE	\$35.00/SF/MG
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LOCATION INFORMATION

STREET ADDRESS	103 S State Street
CITY, STATE, ZIP	Newtown, PA 18940
COUNTY	Bucks
CROSS-STREETS	W Center Street
TOWNSHIP	Newtown Borough
SIDE OF THE STREET	Southwest
NEAREST HIGHWAY	Rt. 332 - 0.8 Mi
NEAREST AIRPORT	Trenton-Mercer (TTN) - 9.9 Mi Philadelphia Int'l (PHL) - 40.5 Mi

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	TC [Town Center]
LOT SIZE	0.08 Acres
APN #	28-002-041
LOT FRONTAGE	33 ft
LOT DEPTH	106 ft
TRAFFIC COUNT	8,992 VPD
TRAFFIC COUNT STREET	East Center Ave

PARKING & TRANSPORTATION

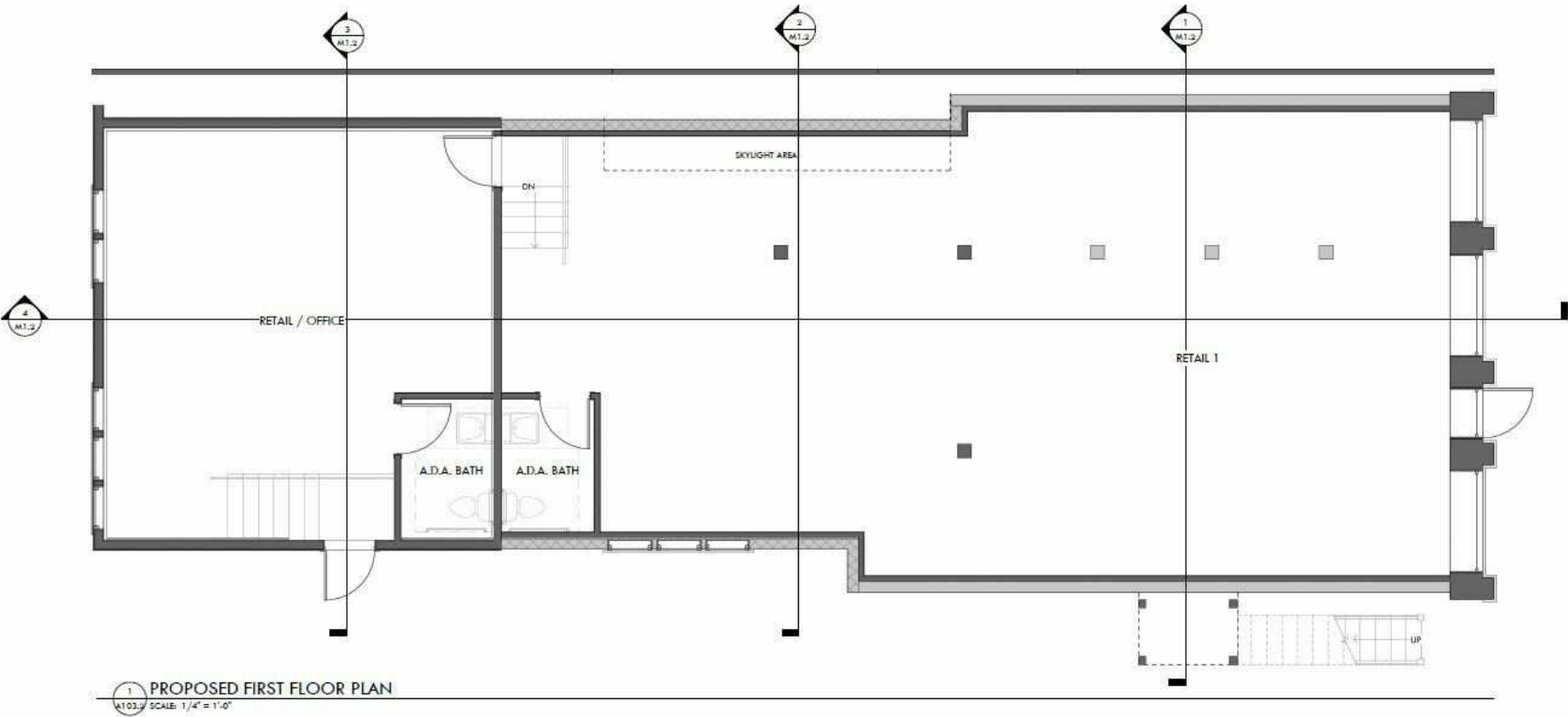
STREET PARKING	Yes
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PROPERTY HIGHLIGHTS

- Excellent retail space
- Brand new, fully reconstructed shell space
- Prime, town center borough location
- Heavy vehicular and pedestrian traffic
- Approx. 2,220 square feet of ground floor retail
- Large street-front display windows
- Near signalized intersection
- In immediate proximity to various national credit tenants (Starbucks, Athleta, Bluemercury)
- Walking distance to fine dining, restaurants and specialty retail
- Newtown Borough Town Center (TC) Zoning - many permitted uses, by right
- Minutes to Steeple View, a major redevelopment site delivering luxury apartments, national retailers, additional parking and public piazza
- Convenient access to Philadelphia, New Jersey and New York



FLOOR PLAN



STEEPLE VIEW PROJECT: A NEW CHAPTER FOR NEWTOWN, PA



PROJECT OVERVIEW

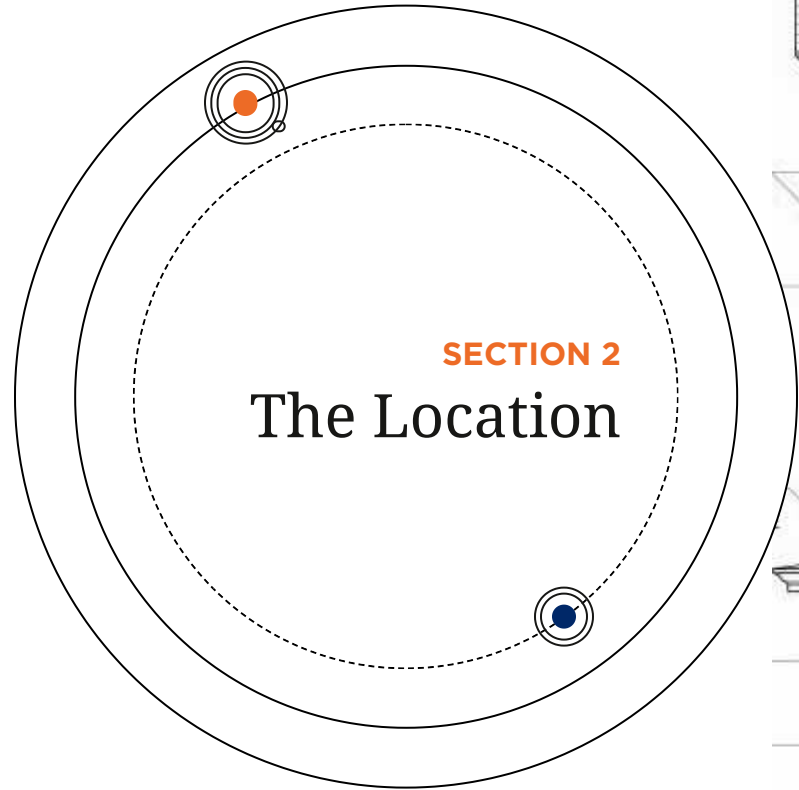
The Steeple View project in Newtown, Pennsylvania, is a transformative mixed-use development aimed at revitalizing this historic town. Located in the heart of Newtown, Steeple View is designed to blend modern amenities with the area's colonial and Victorian charm. Named after the iconic steeple of the Newtown Presbyterian Church, which has stood for over 150 years, the development honors the town's rich history while ushering in a new era of growth.

Led by developer Allan Smith, Steeple View offers a mix of upscale condominiums, boutique shops, restaurants, and office spaces, creating a vibrant community hub. The first phase, already completed, has brought new retail spaces that house local businesses, boosting the local economy and attracting visitors. The second phase, currently under construction, will add more residential units, carefully designed to maintain Newtown's cozy, small-town atmosphere.

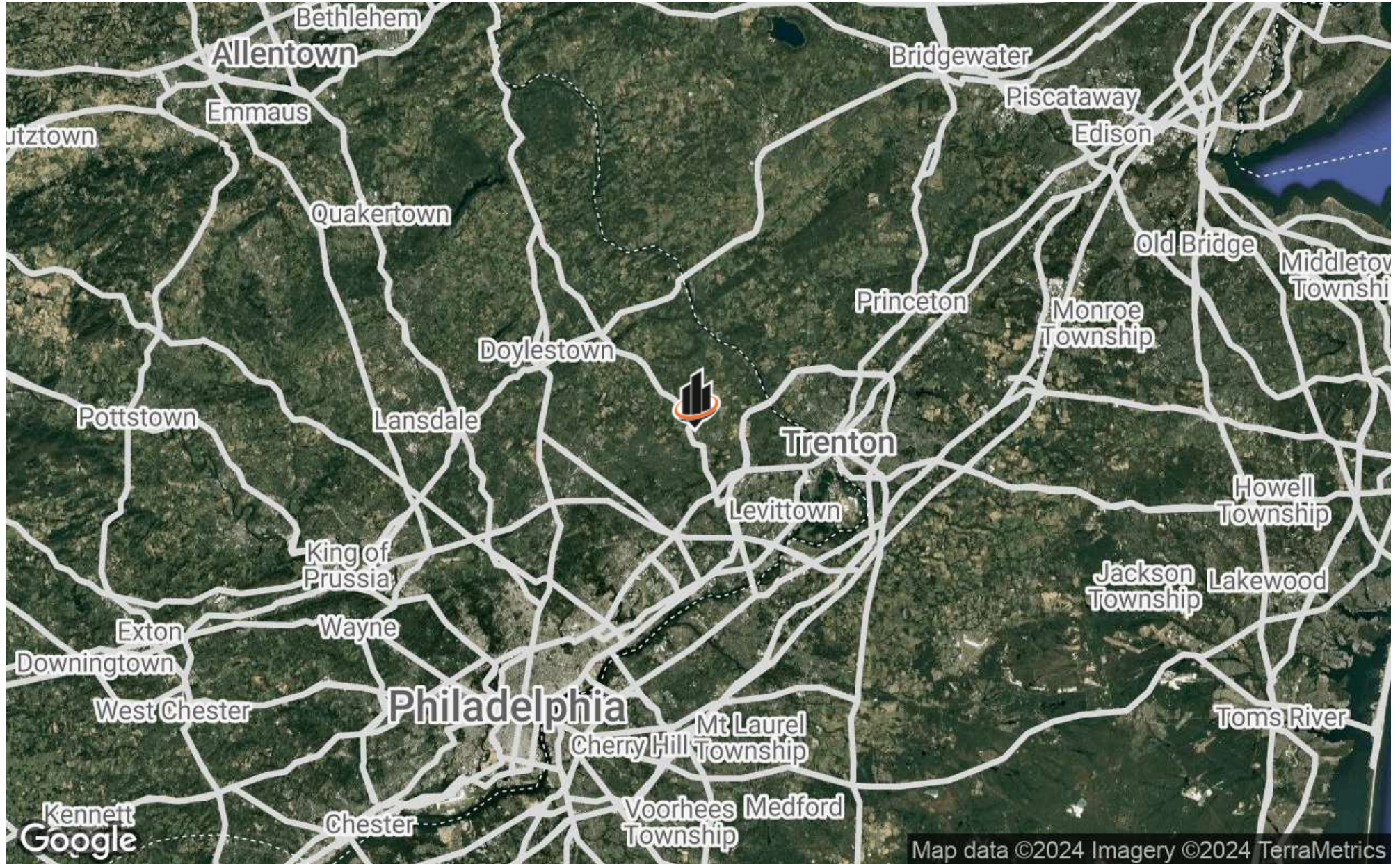
One of the project's standout features is its emphasis on green spaces and pedestrian-friendly areas. Public courtyards and open-air walkways encourage social interaction and create a lively environment, all while offering views of the iconic steeple. These spaces invite both locals and tourists to enjoy outdoor dining and community events, contributing to Newtown's appeal as a destination.

Beyond its aesthetic contributions, Steeple View is also an economic driver, generating jobs during and after construction and boosting property values in the area. It stands as a symbol of Newtown's ability to preserve its historical roots while embracing a bright, modern future.

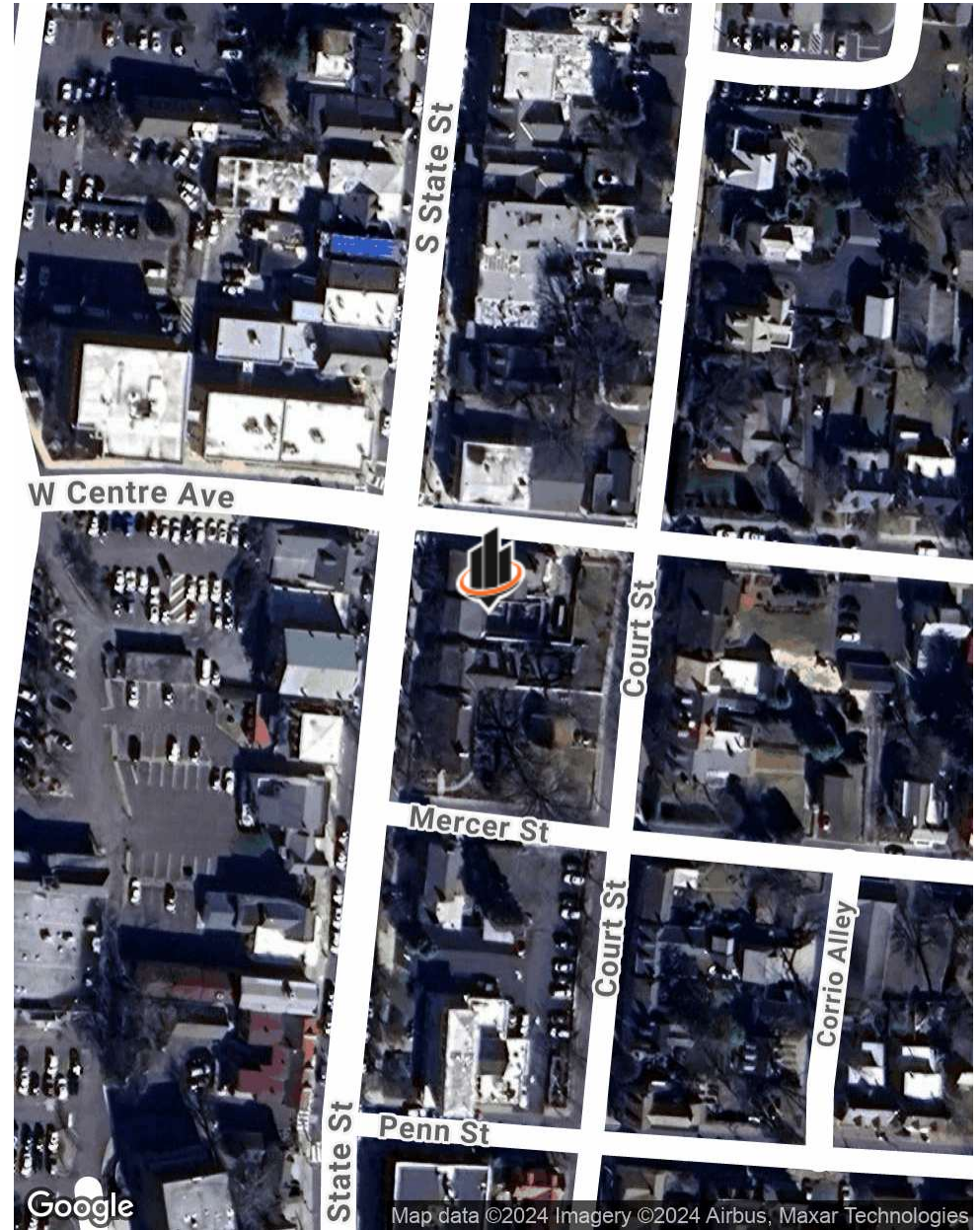
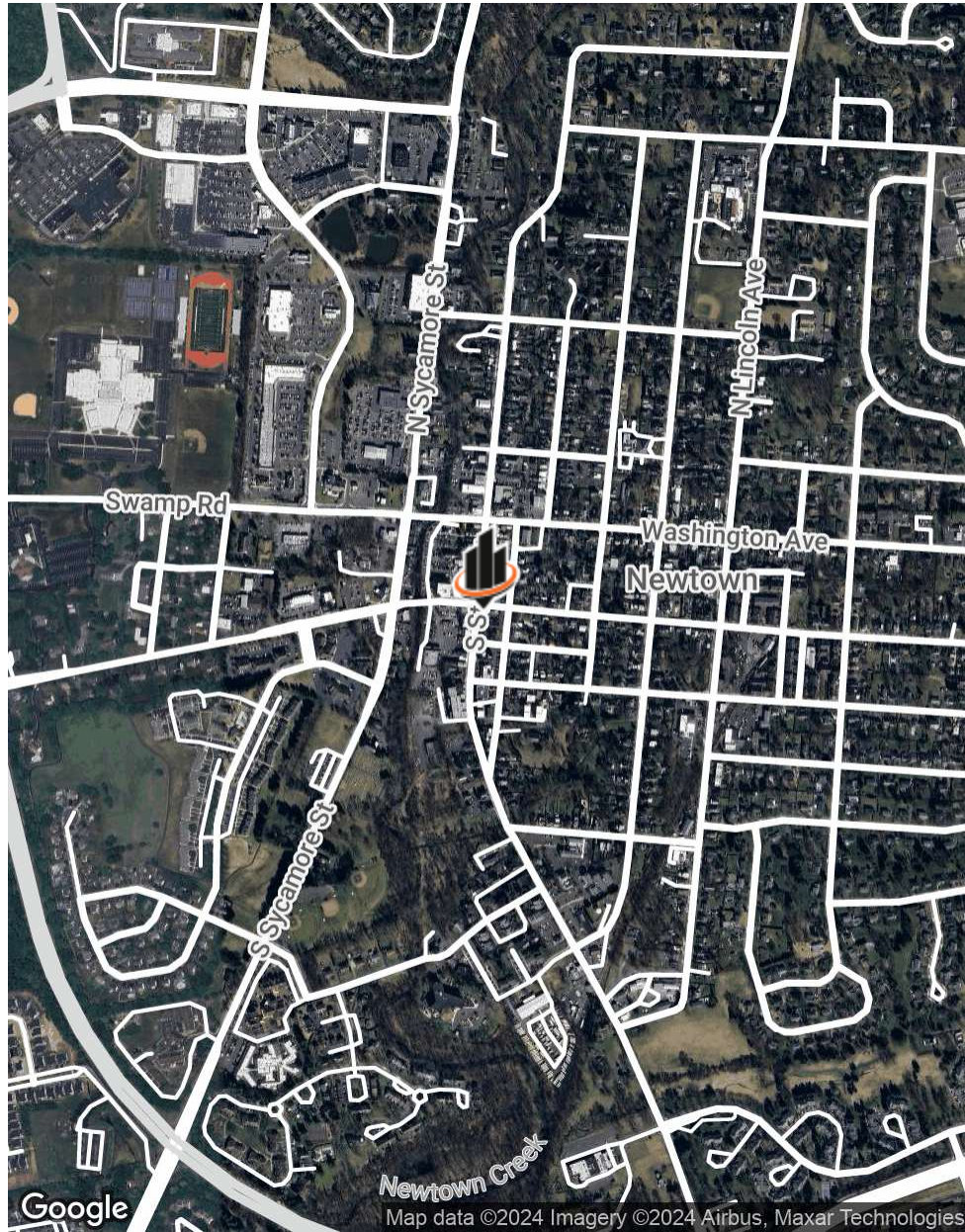
Steeple View isn't just reshaping the town; it's creating a lasting community where history and progress coexist.

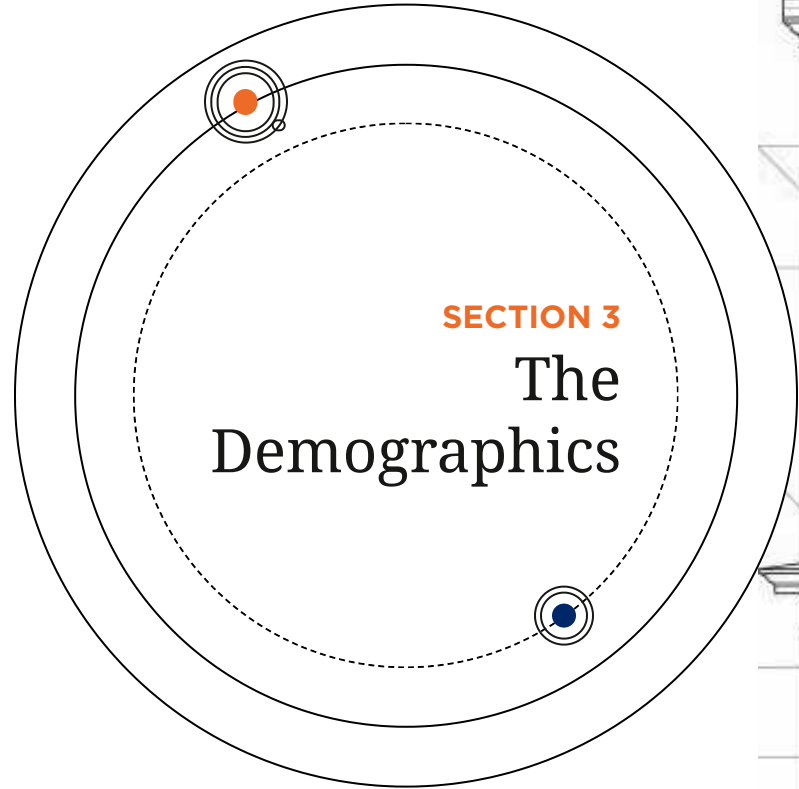


REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics



DEMOGRAPHICS MAP & REPORT

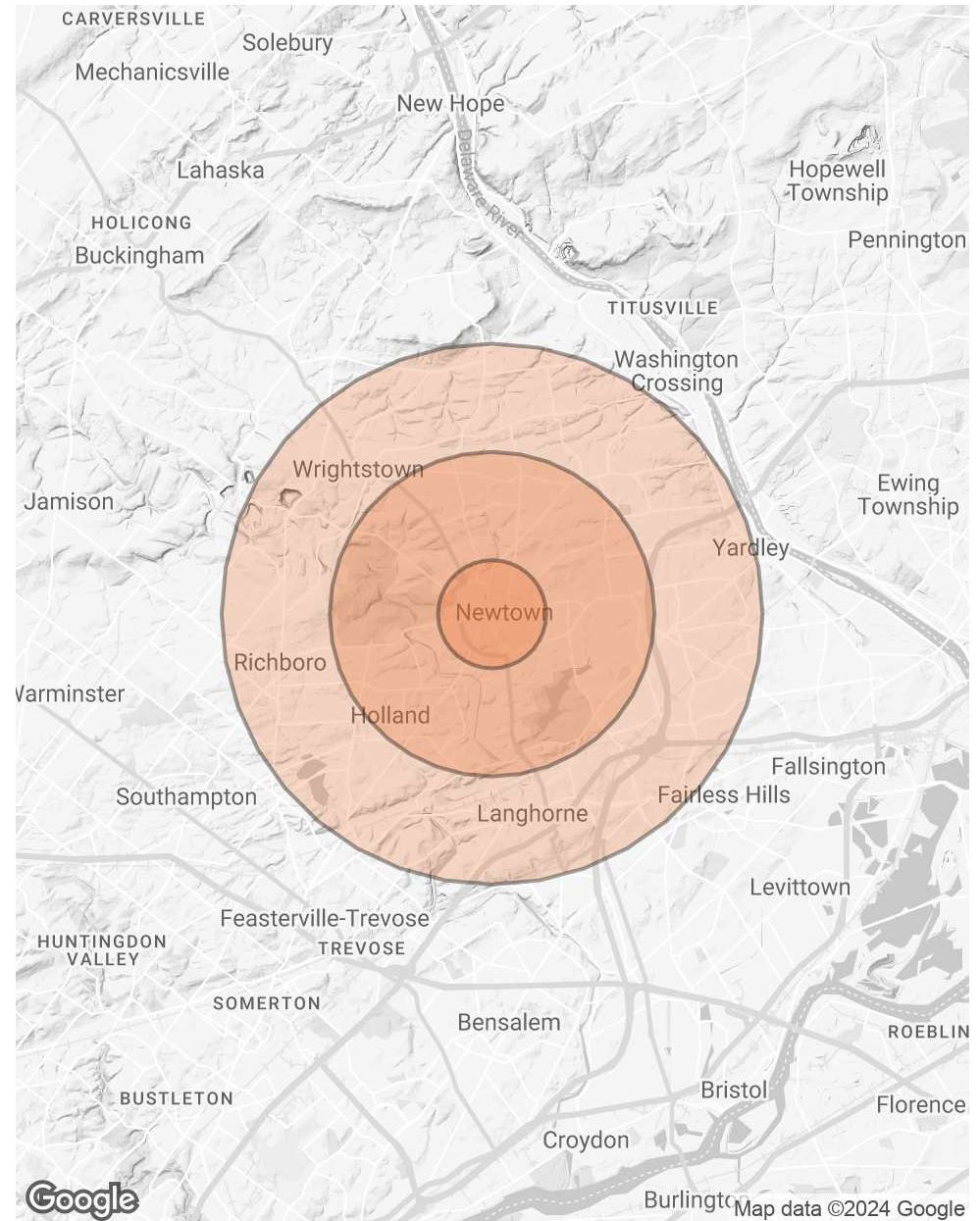
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,735	48,745	116,373
AVERAGE AGE	46.5	42.6	41.9
AVERAGE AGE (MALE)	42.5	40.9	40.3
AVERAGE AGE (FEMALE)	47.7	43.2	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,671	18,136	41,284
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$115,243	\$121,244	\$123,777
AVERAGE HOUSE VALUE	\$465,974	\$427,127	\$421,621

2020 American Community Survey (ACS)





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