



PROPERTY REPORT

# 222 E Bridge St, Morrisville, PA 19067



Presented by

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## 222 E Bridge St, Morrisville, PA 19067

● Active

\* New, Active: 6/12/2025

### List Price

**\$2,650,000**

Active Date: 6/12/2025

Listing ID: PABU2097938

### Closed Price

**\$769,200**

Closed Date: 3/28/2013

### Price Per Sq Ft

**\$199**

#### Property Facts

#### Public Facts

#### Listing Facts

Property Type	Retail	Commercial
Property Subtype	Retail Stores (Personal Services)	Mixed Use
Number of Units	1	—
Number of Stories	1 story with Basement	—
Building Area (sq ft)	13,330	—
Lot Size	—	0.38 acres
Lot Dimensions	—	0.00 x 0.00
Year Built	1921	1921
Heating	Central	Other
Cooling	None	Central Air Conditioning
Garage (spaces)	0	—
Basement	Partial Basement	No
Construction	—	Copper Plumbing, Stucco
Exterior Walls	Brick	—

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## Tenant Data – Total Tenants Found: 4

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
<b>Beco Distributors Inc</b> Timothy P Pesce, President	—	—	Construction/Contracting Services	12/1/1985
<b>J B Bonder Inc</b> —	—	—	—	8/19/1977
<b>Joined Group LLC</b> —	—	—	—	—
<b>On the River Wellness Shop</b> —	—	—	Personal services (barbers, salons, spas, gyms)	10/31/2023

# Extended Property Facts

## Structure Details

**Construction Features**      Copper Plumbing, Stucco

## Property Features

<b>Construction Features</b>	Copper Plumbing, Stucco
<b>Sewer</b>	Public Sewer
<b>Lot Size Dimensions</b>	0.00 x 0.00
<b>Cooling</b>	Central Air Conditioning
<b>Floor</b>	Carpet, Tile/Brick
<b>Heating</b>	Other
<b>Water</b>	Public

## Exterior Details

<b>Water</b>	Municipal
<b>Sewer</b>	Municipal

## Location Details

<b>Directions to Property</b>	Off Lincoln Hwy
<b>Cross Streets</b>	Pennsylvania

# Listing Facts and Details

## Listing Details

**Listing ID:** PABU2097938**Listing Source:** Bright MLS**Original List Price:** \$2,650,000**Original List Date:** 6/12/2025**Current List Price:** \$2,650,000**Possession:** Settlement**Showing Phone:** 215-431-7653**Details:**

Discover a rare opportunity in a Fantastic Location...for your business to relocate, start up and grow, or add to your investment portfolio in a 16,675± SF retail/flex warehouse building in the heart of Lower Bucks County. Ideally suited for owner-users, developers, or value-add investors, this versatile property features a renovated retail storefront and adaptable drive-in flex/warehouse space. Currently, two active tenants are in place—a dental lab (±2,500 SF) and an auto mechanic (±1,500 SF)—providing immediate, stable in-place income. The remaining 13,000± SF is available for occupancy or lease-up, offering significant upside potential. Located on a scenic waterfront stretch of Bridge Street, this property combines functionality and future development appeal. With excellent access to NJ, I-276, Route 1, and I-95, it is strategically positioned for regional connectivity. Whether you're looking to occupy, invest, or redevelop, 222 E Bridge St presents a compelling commercial real estate opportunity in a high-demand corridor.

**Legal:**

DIST:24 CITY/MUNI/TWP:MORRISVILLE BORO 145X115 V IRR NW COR E BRIDGE ST &amp; PARK AVE LOT 2 MAP REF:MP 009

## Price Change History

Change Date	Description	Price	Change %
6/12/2025	Active	\$2,650,000	—

# Public Facts

## Owner Information

**Owner Name (Public)** 222 E BRIDGE ST LP**Time Owned** 12**Mailing Address** 49 Rickert Dr Yardley PA 19067-3222**Vesting** Partnership**Number of Tenants** 4**Tenants Average Days In Business** 29 years and 224 days

## Legal Description

**Parcel Number** 24-009-229**County** Bucks County**Zoning** R2**City/Municipality/Township** MORRISVILLE BORO**Census Tract** 420171057.021017**Carrier Route** C002**Abbreviated Description** DIST:24 CITY/MUNI/TWP:MORRISVILLE BORO 145X115 V IRR NW COR E BRIDGE ST & PARK AVE LOT 2 MAP REF:MP 009**FIPS Parcel Number** 4201724-009-229**Building Name** BECO DISTRIBUTORS INC**General Use** Construction/Contracting Services**Property Use** Construction/Contracting Services**Overall Use** MISCELLANEOUS SERVICES**Current Use** Mixed Use

## Assessed Values

Date	Improvements	Land	Total	Tax
2025	\$65,320	\$25,120	\$90,440	\$29,933
2024	\$65,320	\$25,120	\$90,440	\$29,118
2023	\$65,320	\$25,120	\$90,440	\$28,849
2022	\$65,320	\$25,120	\$90,440	\$28,219
2021	\$65,320	\$25,120	\$90,440	\$27,518
2020	\$65,320	\$25,120	\$90,440	\$26,420
2019	\$65,320	\$25,120	\$90,440	\$25,151
2018	\$65,320	\$25,120	\$90,440	\$24,624
2017	\$65,320	\$25,120	\$90,440	\$24,615
2016	\$65,320	\$25,120	\$90,440	\$24,615
2015	\$65,320	\$25,120	\$90,440	—
2014	\$65,320	\$25,120	\$90,440	—
2013	\$65,320	\$25,120	\$90,440	—
2012	\$65,320	\$25,120	\$90,440	—
2011	\$65,320	\$25,120	\$90,440	—

## Mortgage Records

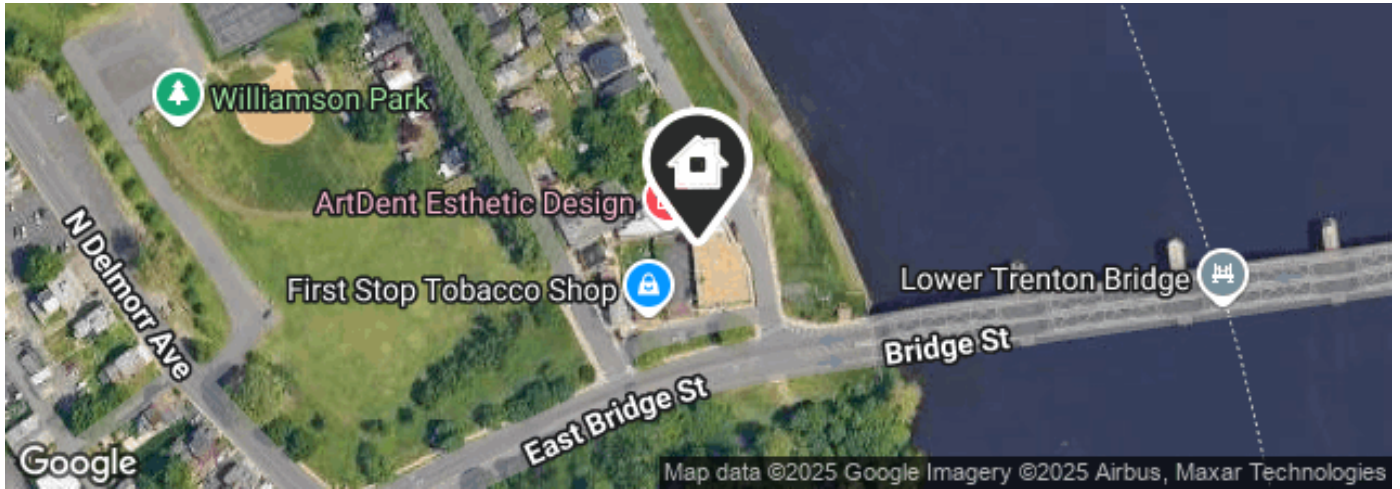
Recording Date	5/9/2013
Borrower Name	222 E BRIDGE STREET LP
Lender Name	SOUTH EASTERN ECONOMIC DEVELOPMENT COMPA
Lender Type	Other (company or corporation)
Loan Amount	\$321,000
Document Number	2013038993
Loan Type	Open End Mortgage / Open End with Future Advance Clause
Contract Date	5/6/2013

## Financial Details

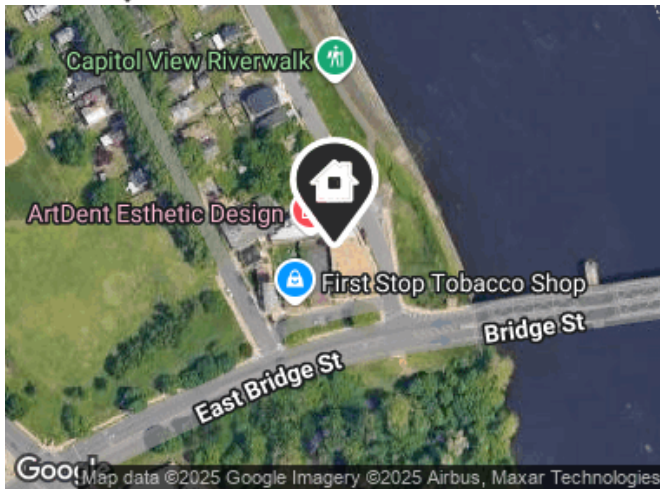
Adjusted Prop. Value	\$1,238,899
Est. Prop Change Current Owner	17%
No. of Refis or Equity Loans	1
Default History	NO DEFAULTS IN AVAILABLE RECORDS
MTG Risk Score	74
New Applicant Underwriting Score	93
Property Use Reliability Score	74
Property Use Risk Score	B
Financial Risk Score	74
Local Area Credit Risk Score	C
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK
Special Risk Characteristics 2	TENANTS IN BUSINESS OVER 10 YRS ON AVG - LOWER RISK



# Maps



Legend:  Subject Property

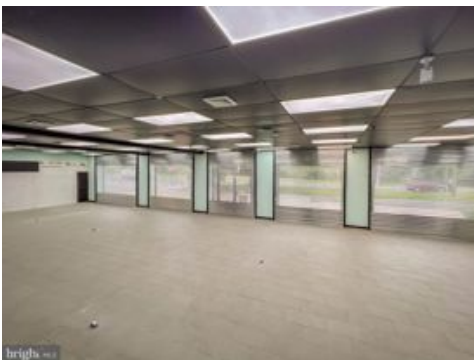


Legend:  Subject Property



Legend:  Subject Property

## Property Photos







## Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

11,234

2024 Est. daily  
traffic counts

Street: **East Bridge Street**  
Cross: **Central Ave**  
Cross Dir: **E**  
Dist: –

## Historical counts

Year	Count	Type
2020	11,761	AADT
2019	10,970	AADT
2018	10,966	AADT

2

9,480

2024 Est. daily  
traffic counts

Street: **East Bridge Street**  
Cross: **Central Ave**  
Cross Dir: **NE**  
Dist: –

## Historical counts

Year	Count	Type
2021	15,448	AADT
2020	2,570	AADT
2019	2,979	AADT
2018	2,978	AADT
2016	13,737	AADT

3

35,618

2024 Est. daily  
traffic counts

Street: **Bridge Street**  
Cross: **E Bridge St**  
Cross Dir: **W**  
Dist: –

## Historical counts

Year	Count	Type
2020	35,737	AADT

4

13,539

2024 Est. daily  
traffic counts

Street: **E Bridge St**  
Cross: **McClee St**  
Cross Dir: **NE**  
Dist: –

## Historical counts

Year	Count	Type
------	-------	------

5

16,728

2024 Est. daily  
traffic counts

Street: **Bridge St**  
Cross: **John Fitch Way**  
Cross Dir: **E**  
Dist: –

## Historical counts

Year	Count	Type
2006	16,900	AADT
2005	15,900	AADT
2004	17,600	AADT
2003	17,700	AADT
2002	15,300	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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