



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

**Directions to Property** Off Lincoln Hwy

**Cross Streets** 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 & 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

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

## Legal Description

<b>Parcel Number</b>	24-009-229
<b>County</b>	Bucks County
<b>Zoning</b>	R2
<b>City/Municipality/Township</b>	MORRISVILLE BORO
<b>Census Tract</b>	420171057.021017
<b>Carrier Route</b>	C002
<b>Abbreviated Description</b>	DIST:24 CITY/MUNI/TWP:MORRISVILLE BORO 145X115 V IRR NW COR E BRIDGE ST & PARK AVE LOT 2 MAP REF:MP 009
<b>FIPS Parcel Number</b>	4201724-009-229
<b>Building Name</b>	BECO DISTRIBUTORS INC
<b>General Use</b>	Construction/Contracting Services
<b>Property Use</b>	Construction/Contracting Services
<b>Overall Use</b>	MISCELLANEOUS SERVICES
<b>Current Use</b>	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	17%
Owner	
No. of Refis or Equity Loans	1
Default History	NO DEFAULTS IN AVAILABLE RECORDS
MTG Risk Score	74
New Applicant	93
Underwriting Score	
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

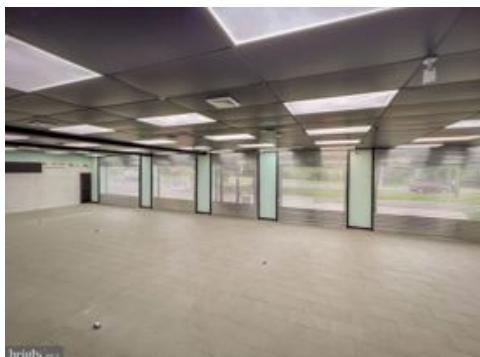


Legend: Subject Property



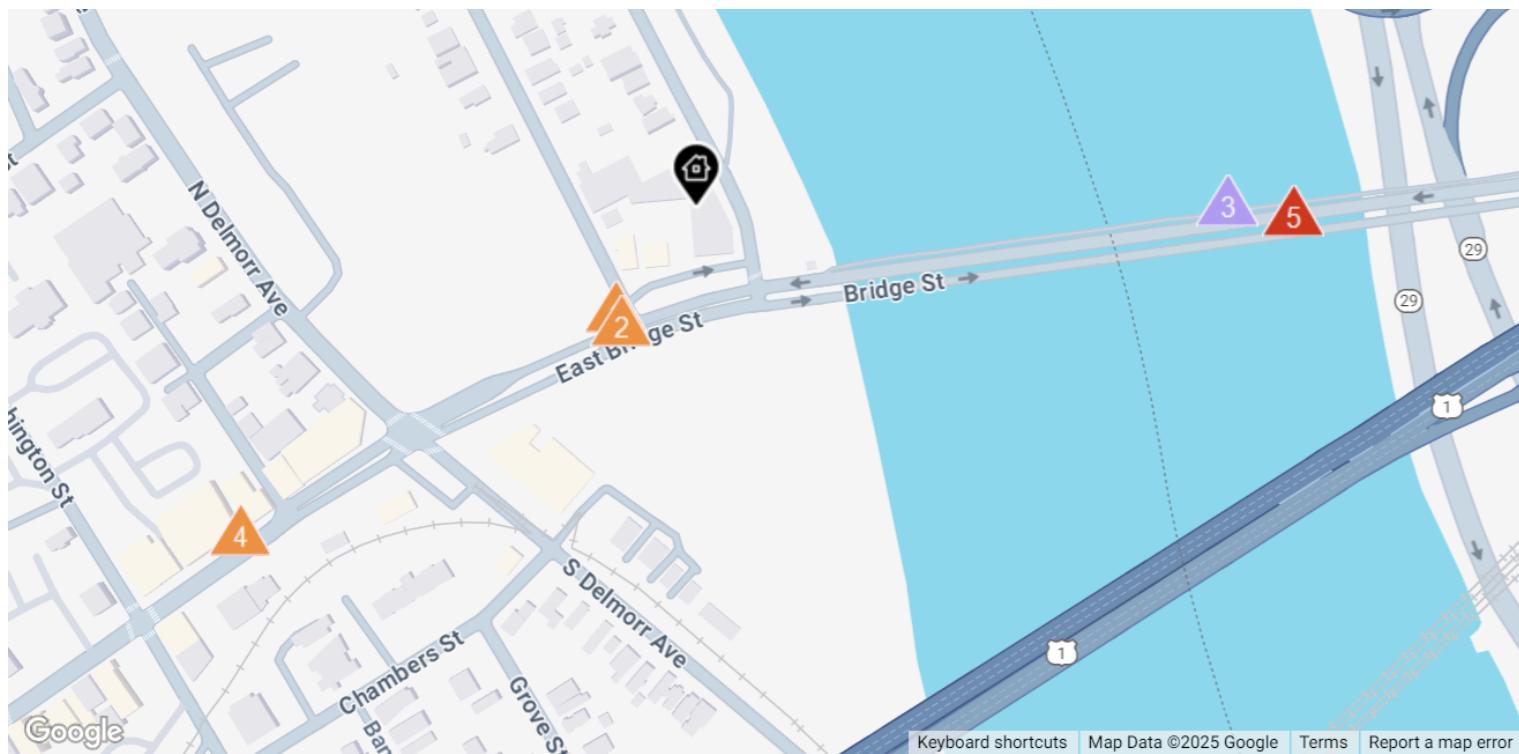
Legend: Subject Property

## Property Photos





# Traffic Counts



### Daily Traffic Counts:

▲ 6,001 – 15,000    ▲ 15,001 – 30,000    ▲ 30,001 – 50,000    ▲ 50,001 – 100,000    ▲ Over 100,000 / day

1	2	3	4	5							
<b>11,234</b> 2024 Est. daily traffic counts	<b>9,480</b> 2024 Est. daily traffic counts	<b>35,618</b> 2024 Est. daily traffic counts	<b>13,539</b> 2024 Est. daily traffic counts	<b>16,728</b> 2024 Est. daily traffic counts							
Street: <b>East Bridge Street</b> Cross: <b>Central Ave</b> Cross Dir: <b>E</b> Dist: –	Street: <b>East Bridge Street</b> Cross: <b>Central Ave</b> Cross Dir: <b>NE</b> Dist: –	Street: <b>Bridge Street</b> Cross: <b>E Bridge St</b> Cross Dir: <b>W</b> Dist: –	Street: <b>E Bridge St</b> Cross: <b>McClee St</b> Cross Dir: <b>NE</b> Dist: –	Street: <b>Bridge St</b> Cross: <b>John Fitch Way</b> Cross Dir: <b>E</b> Dist: –							
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts							
Year	Count	Type	Year	Count	Type	Year	Count	Type	Year	Count	Type
2020	▲ 11,761	AADT	2021	▲ 15,448	AADT	2020	▲ 35,737	AADT	2006	▲ 16,900	AADT
2019	▲ 10,970	AADT	2020	▲ 2,570	AADT				2005	▲ 15,900	AADT
2018	▲ 10,966	AADT	2019	▲ 2,979	AADT				2004	▲ 17,600	AADT
			2018	▲ 2,978	AADT				2003	▲ 17,700	AADT
			2016	▲ 13,737	AADT				2002	▲ 15,300	AADT

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

## About RPR (Realtors Property Resource)

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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.



## Update Frequency

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- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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