

OFFERING MEMORANDUM

45 S Main St

45 S MAIN ST

Yardley, PA 19067

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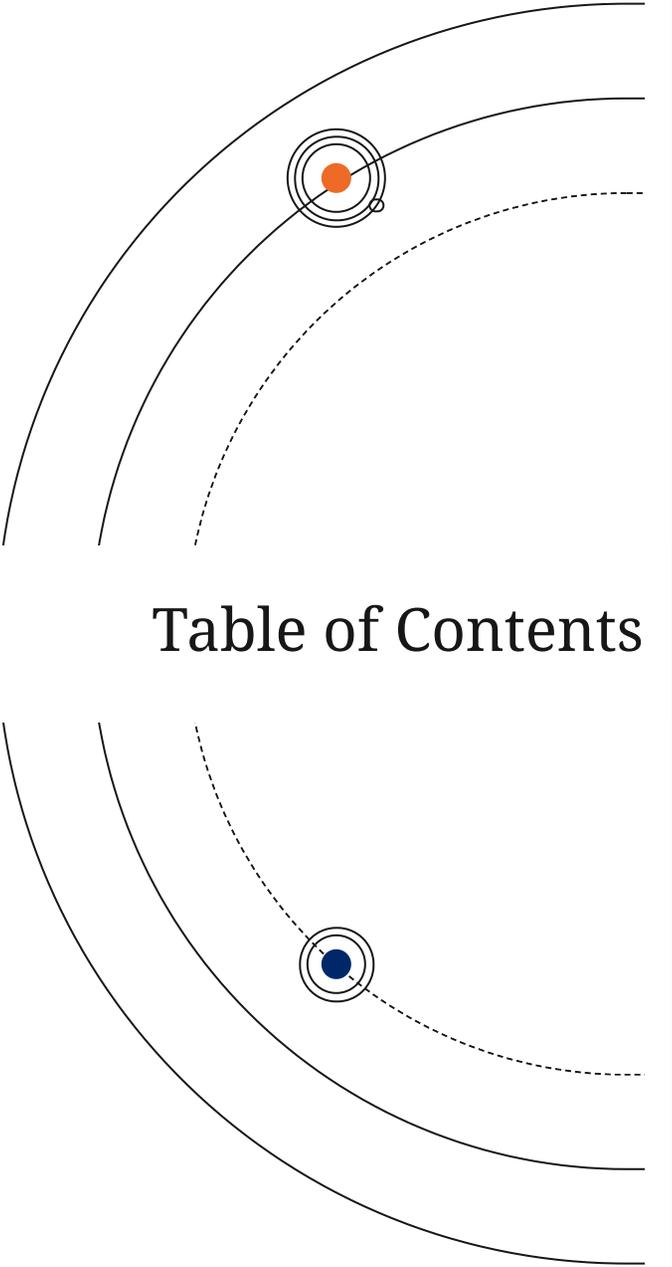


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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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

SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,500.00 / mo (MG)
BUILDING SIZE:	1,126 SF±
AVAILABLE SF:	700 SF±
ZONING:	C-1

PROPERTY OVERVIEW

Introducing a commercial space that offers a 700 SF unit suitable for retail or office use. Located in the heart of historic Yardley Borough, this property provides on-site parking and convenient street parking, making it easily accessible to patrons. Positioned in a quality demographic profile and close to populated residential neighborhoods, this main street location provides an ideal setting for your business to thrive. Take advantage of this remarkable space with a flexible layout, perfectly suited for a variety of uses, and position your business for success.

LOCATION OVERVIEW

Located just off Main Street in Yardley Borough, this property offers a quiet, charming setting within one of Bucks County's most desirable small-town environments. The space benefits from walkable access to local shops, restaurants, and neighborhood amenities while providing a more private, tucked-away atmosphere ideal for office or appointment-based users.

PROPERTY DETAILS

LEASE RATE	\$1,500.00 / MO (MG)
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LOCATION INFORMATION

STREET ADDRESS	45 S Main St
CITY, STATE, ZIP	Yardley, PA 19067
COUNTY	Bucks

BUILDING INFORMATION

BUILDING SIZE	1,126 SF±
BUILDING CLASS	B
NUMBER OF FLOORS	1
YEAR BUILT	1960
NUMBER OF BUILDINGS	1

PROPERTY INFORMATION

PROPERTY TYPE	Office/Retail
ZONING	C-1
LOT SIZE	9,314 SF±
APN #	54-003-104-001
LOT DEPTH	1,330 ft

PARKING & TRANSPORTATION

PARKING TYPE	Surface
DEDICATED PARKING SPACES	3

PROPERTY HIGHLIGHTS

- Prime retail or office space
- One (1) 700 SF± Unit Available
- Desirable Main Street location
- On-site parking available
- Convenient street parking nearby
- Proximate to populated residential neighborhoods
- Quality demographic profile



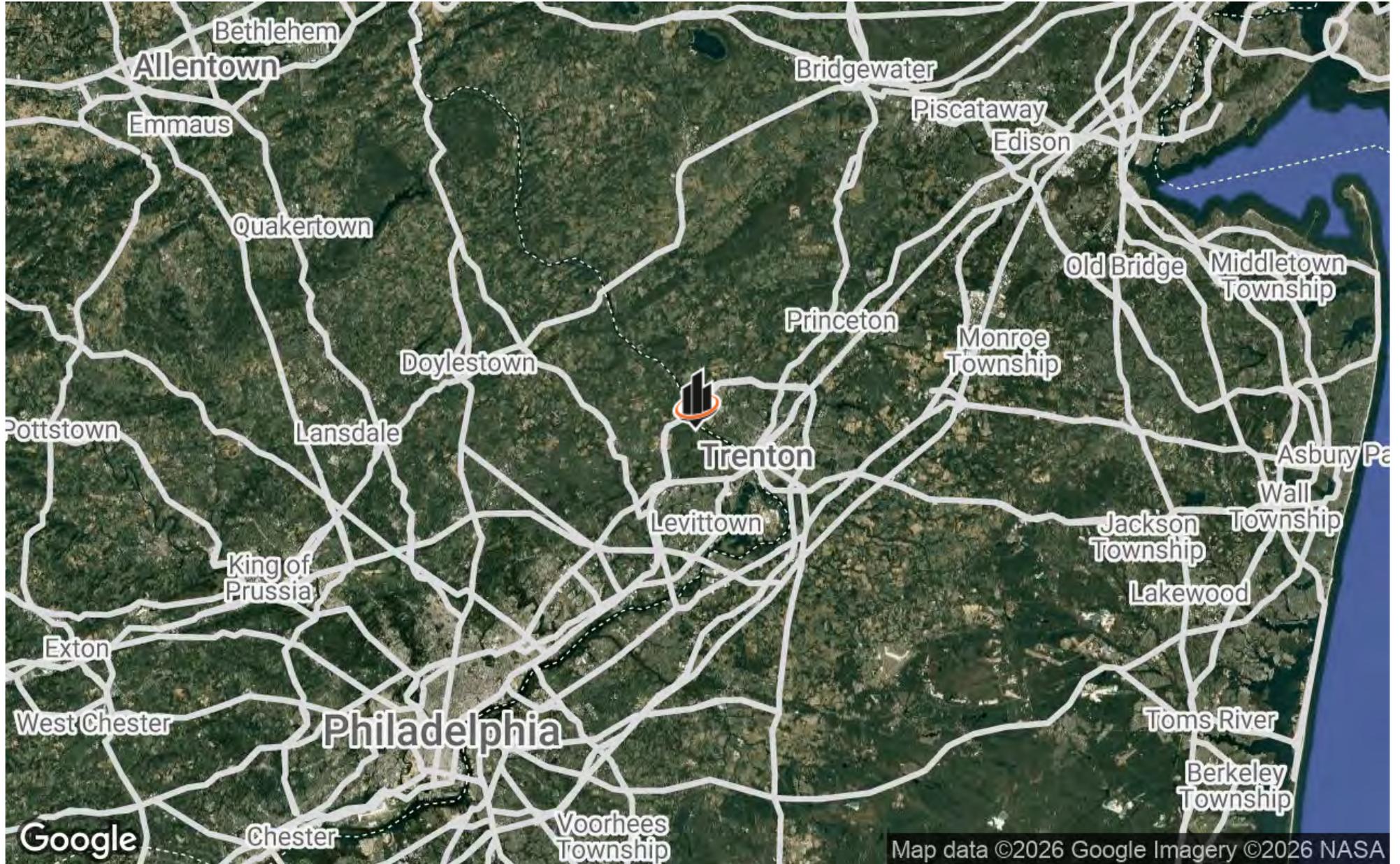
INTERIOR PHOTOS



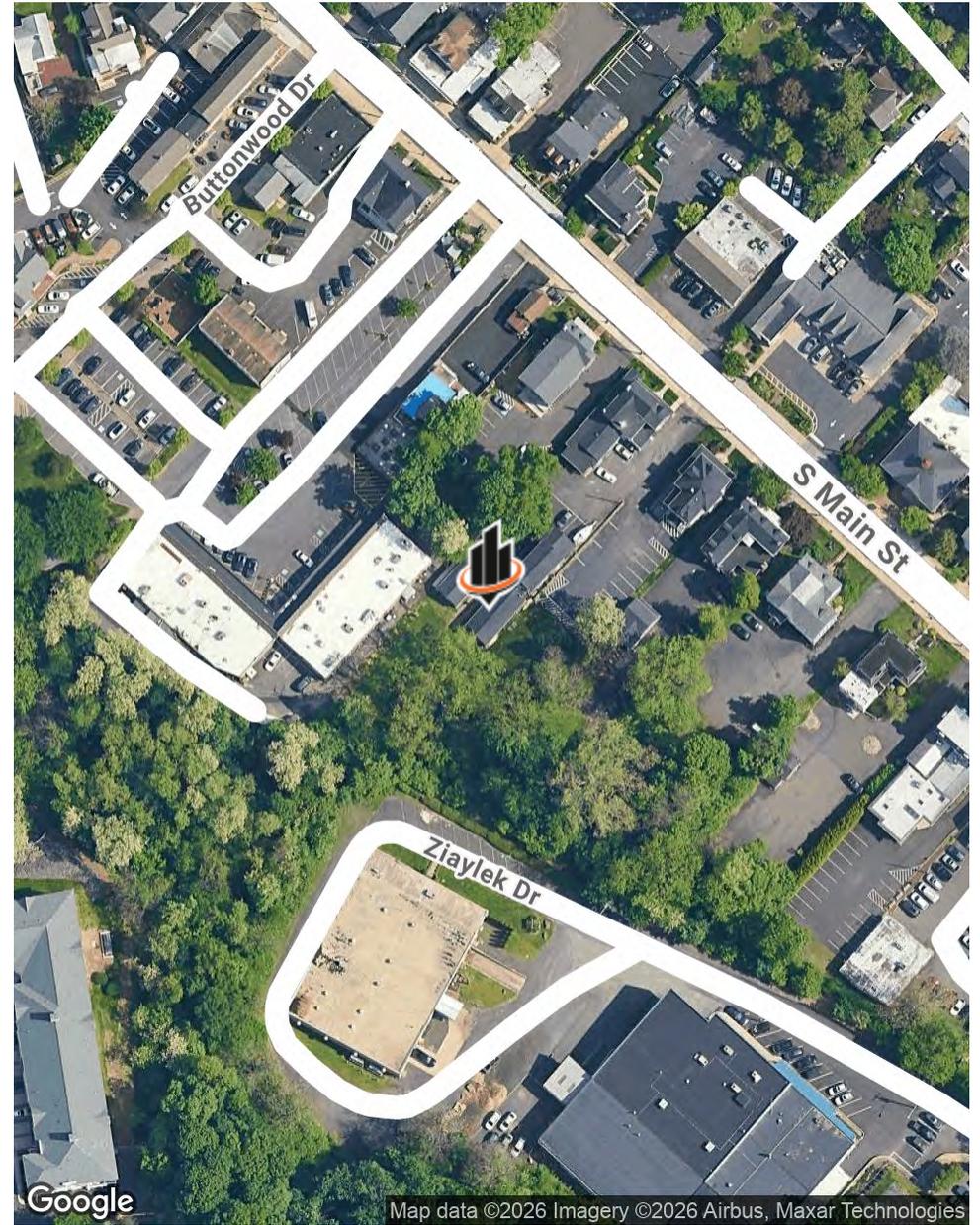
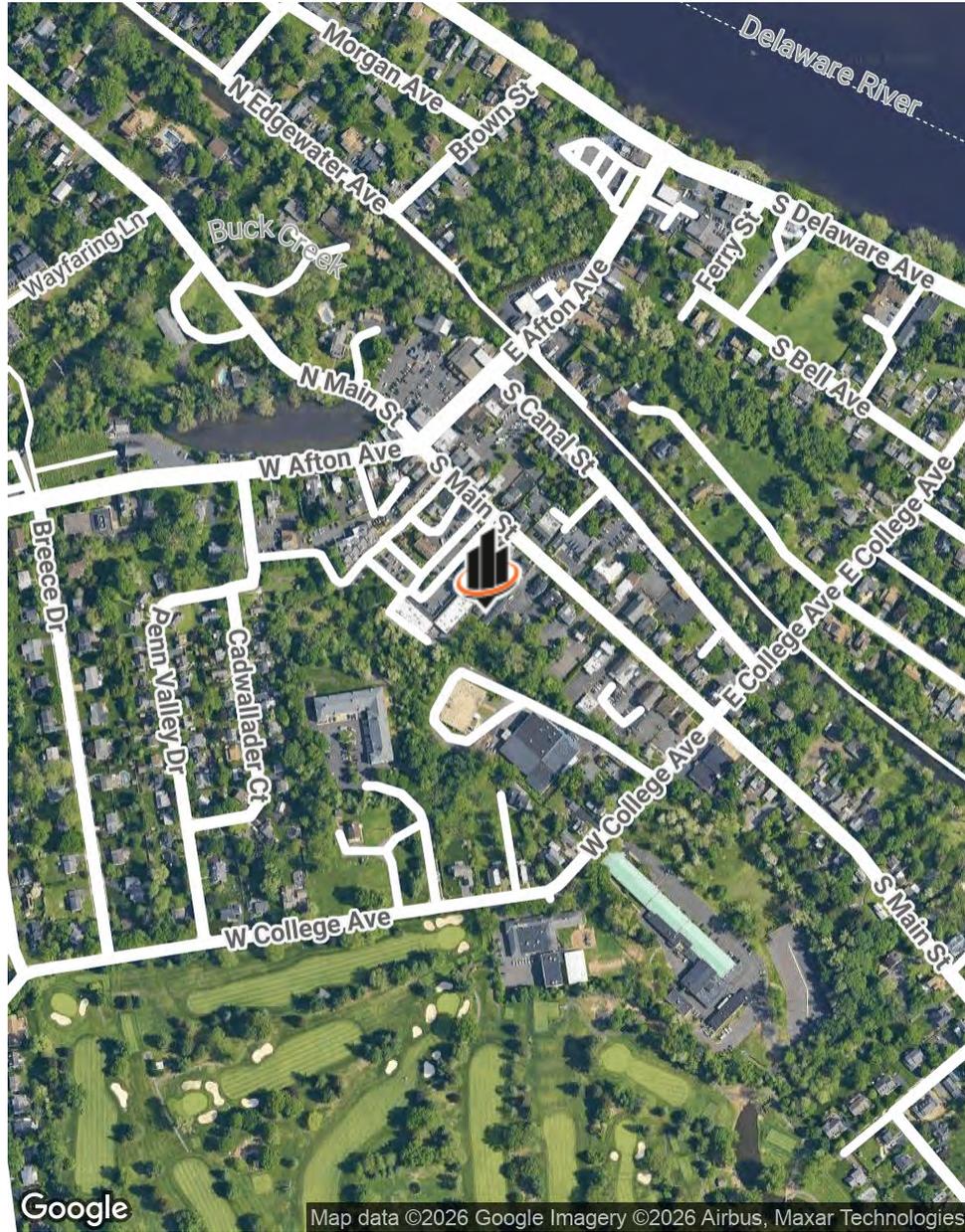


SECTION 2
The Location

REGIONAL MAP



LOCATION MAP



RETAIL MAP





SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

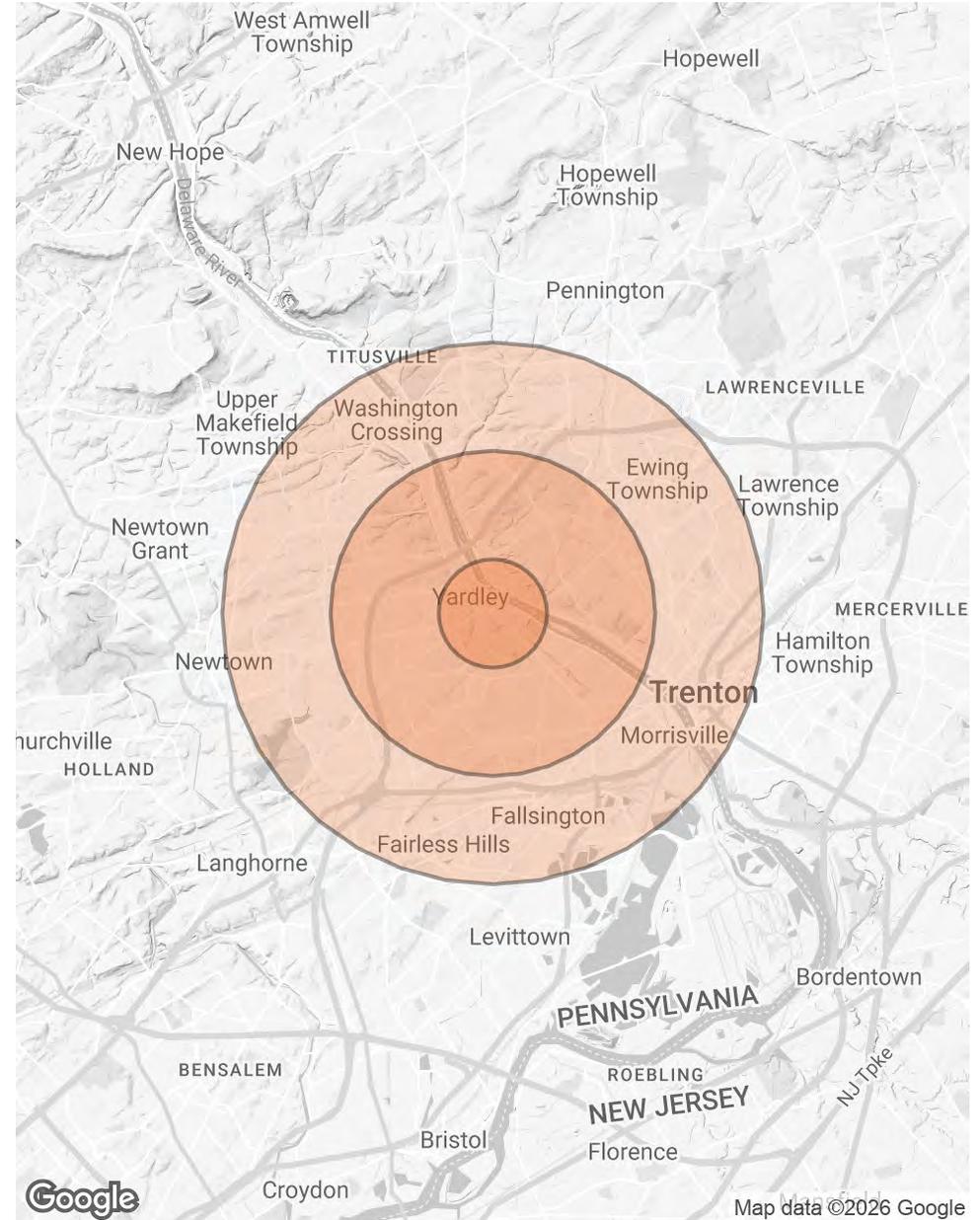
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,628	56,515	183,959
AVERAGE AGE	45	43	41
AVERAGE AGE (MALE)	44	42	40
AVERAGE AGE (FEMALE)	46	44	42

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,839	21,901	69,522
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$188,778	\$169,520	\$130,396
AVERAGE HOUSE VALUE	\$592,001	\$490,573	\$388,321

Demographics data derived from AlphaMap





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