

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

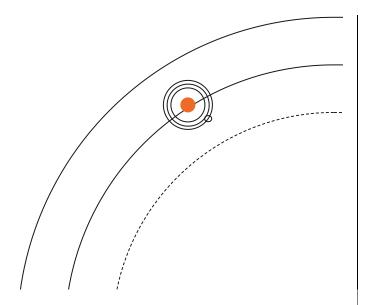
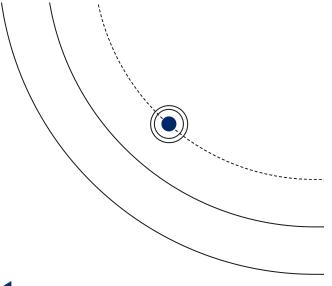


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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$859,000
PROPERTY TYPE:	Mixed-use
BUILDING SIZE:	4,235 SF±
ZONING:	VC-2
MARKET:	Philadelphia
SUBMARKET:	Upper Bucks County
TRAFFIC COUNT:	16,215 VPD

PROPERTY OVERVIEW

An excellent opportunity to acquire a well-located multi-use property in Lahaska, PA. The offering includes two freestanding buildings with a total combined area of 4,235 square feet. The front building is an office/residential property currently vacant, while the secondary building is occupied by a long-term, well-performing tenant. Backing up to the renowned Peddler's Village, the property benefits from overflow traffic from this popular destination. With strong visibility and access along Route 202, and located in one of Bucks County's most affluent areas, the property enjoys a robust demographic profile and a densely populated mix of residential and commercial properties.

LOCATION OVERVIEW

Prime commercial location in immediate proximity to Peddler's Village, a vibrant and highly visited destination with a mix of specialty shops, dining, and year-round events. Just off the intersection of Routes 202 & 263, and ideally positioned between New Hope (5 miles) and Doylestown (6 miles). Excellent visibility and accessibility for both local and regional traffic.

PROPERTY DETAILS

SALE PRICE	\$859,000
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LOCATION INFORMATION

STREET ADDRESS	5812 Route 202
CITY, STATE, ZIP	Lahaska, PA 18938
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Upper Bucks County
CROSS-STREETS	Street Road
TOWNSHIP	Buckingham Township
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 - 12.8 Mi
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 51.8 Mi.

BUILDING INFORMATION

TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1943
CONSTRUCTION STATUS	Existing

PROPERTY INFORMATION

PROPERTY TYPE	Mixed-use
ZONING	VC-2, Cillage Center District
LOT SIZE	0.29 AC±
APN #	06-016-004
RE TAXES (2025)	\$7,865
LOT FRONTAGE	82 ft
LOT DEPTH	144 ft
TRAFFIC COUNT	16,215 VPD
TRAFFIC COUNT STREET	Route 202 & Street Rd

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING SPACES	8+

CUSTOM TABLE

HEATING	Oil
WATER	Private well
SEWER	Public

PROPERTY HIGHLIGHTS

- Mixed-use property
- 4,235 SF ±, total building area
- 0.29 AC ± land area
- Building A $3,121 SF \pm$
- Building B 1,114 SF ±
- VC-2 zoning district variety of uses permitted by right
- Visible location with great signage
- Ideally located for business and consumer access
- Proximate to densely populated residential neighborhoods
- Quality demographic profile
- Easy access to New Hope and Doylestown



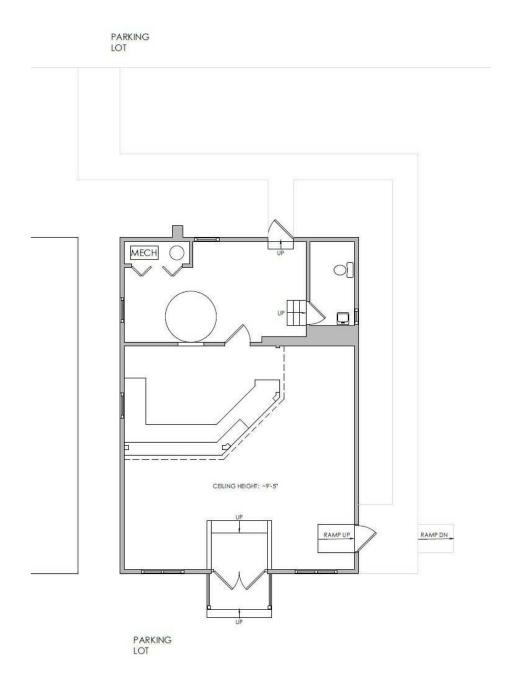


BUILDING A FLOOR PLANS





BUILDING B FLOOR PLANS



ADDITIONAL PHOTOS













BUCKS COUNTY OVERVIEW





Bucks County, Pennsylvania, is one of the region's most sought-after locations for commercial real estate investment, combining economic strength, affluent demographics, and exceptional accessibility. Situated just 15 miles north of Philadelphia and less than 90 miles from New York City, the county benefits from its strategic position in the heart of the Northeast Corridor. Home to more than 628,000 residents and a workforce of over 325,000, Bucks County ranks as the third wealthiest county in Pennsylvania with a median household income significantly above the national average. This combination of population density, disposable income, and growth makes the market particularly attractive for office, retail, industrial, and mixed-use opportunities.

The county's thriving economy is supported by a robust transportation network, with direct access to I-95, the Pennsylvania Turnpike, regional rail, and proximity to Philadelphia International Airport. This multimodal infrastructure not only connects businesses to local consumers but also provides efficient links to national and global markets. Bucks County has emerged as a hub for biotechnology, advanced manufacturing, and professional services while also maintaining a vibrant tourism sector that draws millions of visitors annually. With its strong economic fundamentals, high quality of life, and proven resilience, Bucks County offers investors a rare blend of stability and long-term growth potential in one of the most desirable suburban markets in the Philadelphia MSA.

PEDDLER'S VILLAGE OVERVIEW

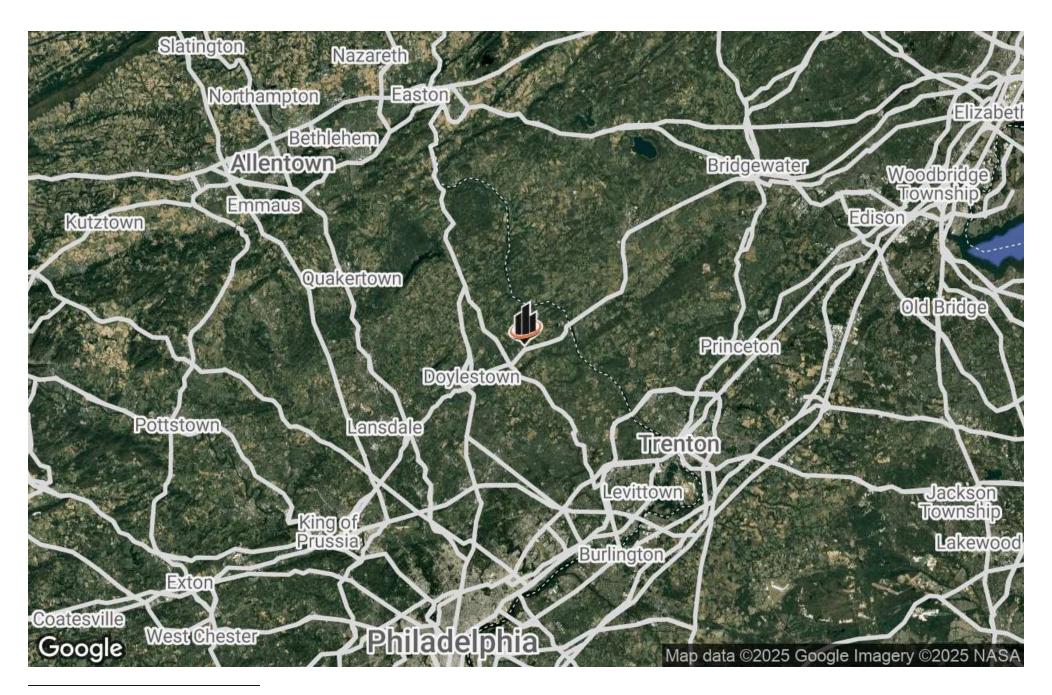




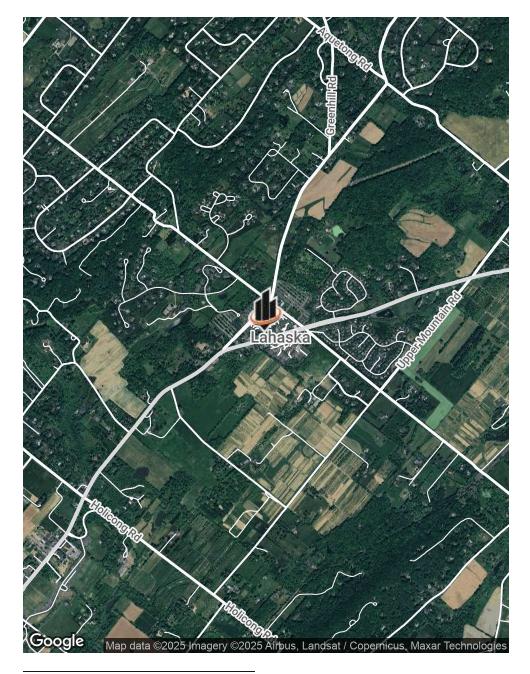
Peddler's Village in Lahaska, PA, is one of Bucks County's premier destinations, attracting more than 1.6 million visitors annually with its unique blend of charm, culture, and commerce. Spanning 42 acres of beautifully landscaped grounds, the Village offers a vibrant mix of over 60 specialty shops, boutiques, and galleries alongside acclaimed dining establishments, casual eateries, and year-round festivals. With its winding brick pathways, award-winning gardens, and historic-inspired architecture, Peddler's Village combines a quintessential small-town atmosphere with the energy of a thriving retail and entertainment hub. Guests can enjoy seasonal events, craft fairs, live performances, and themed festivals that keep foot traffic steady throughout the year.

Located just minutes from New Hope and Doylestown, Peddler's Village benefits from its prime position along Route 202 and proximity to major highways that connect to Philadelphia, Princeton, and New York City. Visitors enjoy ample free parking, family-friendly attractions like Giggleberry Fair (featuring the region's largest indoor obstacle course), and overnight accommodations at the Golden Plough Inn, making the Village both a day-trip destination and an extended-stay attraction. For property owners, Peddler's Village presents a unique investment opportunity in a proven destination that blends retail, dining, entertainment, and hospitality—offering unmatched visibility, high visitor traffic, and a location in the heart of one of Pennsylvania's most affluent and desirable regions.

LOCATION MAP



REGIONAL MAP





PARCEL MAP





ARTICLE 23 VC-2 VILLAGE CENTER DISTRICT

Section 2300 Purpose

- **A.** The VC-2 Village Center Districts are intended to serve as the centers for commercial and office uses for the residents of the Township and the surrounding areas. Residential uses would be encouraged with these commercial uses in the villages of Buckingham, Furlong and Lahaska.
- **B.** A building or structure may be erected or altered to be used either in whole or in part and a lot may be used or occupied for any of the following uses and no other, provided that such uses, buildings, or structures shall comply with such regulations as yard, lot sizes, lot width, building area, heights, impervious surfaces, easements, buffer yards, off-street parking and other requirements as specified by this Ordinance.

Section 2301 Permitted Uses

A. Uses Permitted By Righ

- A1 General Farming
- A2 Nursery
- A4 Forestry
- A7 Agricultural Retail
- A8 Accessory Farm Dwelling
- B1 Detached Dwelling
- B7 Rooming or Boarding House
- B9 Accessory Home Occupations
 - Class I Home Office
 - Class II Traditional Home Occupation
 - Class III Family Day Care
- B10 Residential Accessory Building
- B11 Garage or Yard Sales
- B12 Residential Conversion
- C1 Place of Worship
- C2 School
- C3 Commercial School
- C4 Library or Museum
- C5 Recreational Facility
- C8 Private Club
- C9 Community Center
- C12 Nursing Home
- C14 Municipal Building
- D1 Medical Office
- D2 Veterinary Office
- D3 Office
- E1 Retail Store
- E3 Village-Oriented Shop
- E5 Service Business
- E6 Financial Establishment
- E7 Funeral Home
- E8 Eating Place
- E12 Repair Shop
- E22 Bed and Breakfast
- E31 Accessory Dwelling in Combination
- F3 Public Transportation Passenger Terminal
- G7 Crafts

142 Article 23- VC-2

- H1 Nonresidential Accessory Building
- H3 Temporary Structure or Use

B. Uses Permitted by Conditional Use:

B9 Accessory Home Occupations Class IV Accessory Office

E10 Tavern

E28 Specialty Cultural Shopping Center

F1 Utilities

F2 Emergency Services

Section 2302 Area and Dimensional Requirements

All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Section 405, Use Regulations, for the specific use, in which case the requirements of Section 405 shall apply.

A. Use B1 - Single Family Detached Dwelling:

Minimum lot area 10,000 sq. ft.
Minimum lot width at building setback line 70 feet
Maximum impervious surface per lot 45%

Maximum impervious surface permitted per lot after the issuance of the initial occupancy

permit 50%

Minimum yards

Front 25 feet Side (both) 10 feet Rear 40 feet

B. All other permitted uses, other than those listed above:

Minimum lot area	20,000 sq. ft.
Minimum lot width at building setback line	100 feet
Maximum building coverage	30 percent
Maximum impervious surface coverage	45 %

Minimum yards

Front 25 feet Side (both) 20 feet Rear 50 feet

- **C**. Use E10 Tavern, in addition to the requirements set forth above, shall be subject to the following requirements:
 - 1. No recreational activity involving patrons shall be permitted outside the structure.
 - 2. Hours of operation shall be set as a condition of the conditional use approval and shall be set to minimize the impact of this use on nearby residential uses.
 - 3. In no event shall this use violate the provisions of the Buckingham Township Noise Ordinance.

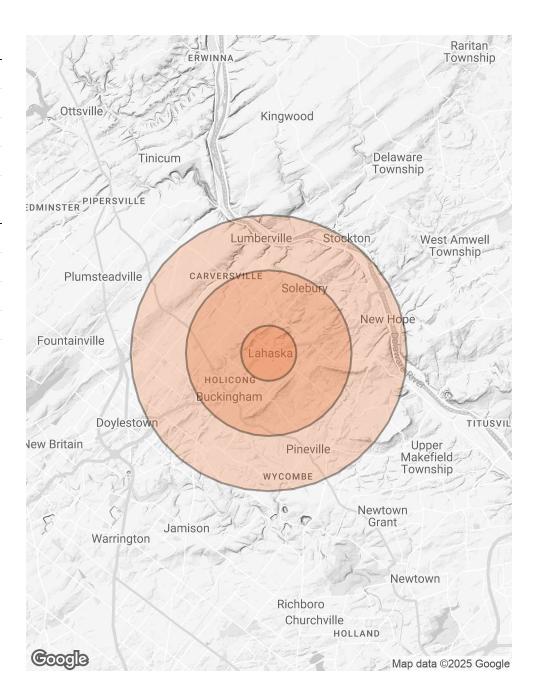


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,386	10,635	40,582
AVERAGE AGE	48	46	46
AVERAGE AGE (MALE)	47	46	45
AVERAGE AGE (FEMALE)	48	47	47
HOUSEHOLDS & INCOME	1 MII F	3 MILES	5 MILES

HOUSEHOLDS & INCOME	IMILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	558	4,063	15,628
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$211,761	\$221,361	\$212,397
AVERAGE HOUSE VALUE	\$866,789	\$870,621	\$802,540

Demographics data derived from AlphaMap





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