

Buck Road

INTERSTATE
276



OFFERING MEMORANDUM

10,080± SF Industrial / Warehouse Space

109 PIKE CIRCLE, UNIT E

Huntington Valley, PA 19006

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

Buck Road



SECTION 1

The Property

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,675,000
LEASE RATE:	\$14.00 SF/YR (NNN)
PROPERTY TYPE:	Industrial
DRIVE-IN DOOR:	One (1)
CEILING HEIGH:	17' Clear
PRICE / SF:	\$166.17
ZONING:	I - Industrial
MARKET:	Philadelphia
SUBMARKET:	Bucks County

PROPERTY OVERVIEW

SVN is pleased to present an exceptional opportunity to purchase or lease a versatile industrial condominium located just off Bucks Road in Huntingdon Valley, Bucks County, Pennsylvania. The property offers approximately 10,080± SF of functional space, including one oversized drive-in door (13'10" x 14'). Ideally positioned in a vibrant commercial district surrounded by dense residential and business development, the site provides excellent accessibility. Zoned Industrial (I), the unit accommodates a wide range of permitted uses by right.

LOCATION OVERVIEW

Conveniently situated in the heart of Huntingdon Valley, 109 Pike Circle offers excellent access to major roads — just 2 miles from the PA Turnpike, less than 1 mile from Street Road (PA-132), and approximately 1.5 miles from Route 611. The property is located in a vibrant industrial corridor with nearby amenities.

PROPERTY DETAILS

SALE PRICE	\$1,675,000
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LEASE RATE	\$14.00 SF/YR (NNN)
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LOCATION INFORMATION

STREET ADDRESS	109 Pike Circle
UNIT	E
CITY, STATE, ZIP	Huntington Valley, PA 19006
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Bucks County
CROSS-STREETS	Buck Road
TOWNSHIP	Lower Southampton
MARKET TYPE	Medium
NEAREST HIGHWAY	Street Rd - 0.9 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 30.4 Mi.

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Parking
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PROPERTY INFORMATION

PROPERTY TYPE	Industrial / Warehouse
PROPERTY SUBTYPE	Distribution
ZONING	I - Industrial
APN #	013-011-00E
RE TAXES (2025)	\$14,654
CONDO FEE (BI-ANNUALLY)	\$5,584.11
TOTAL OPEX (EST.)	\$2.56/SF
WIDTH	84 ft
DEPTH	120 ft

BUILDING INFORMATION

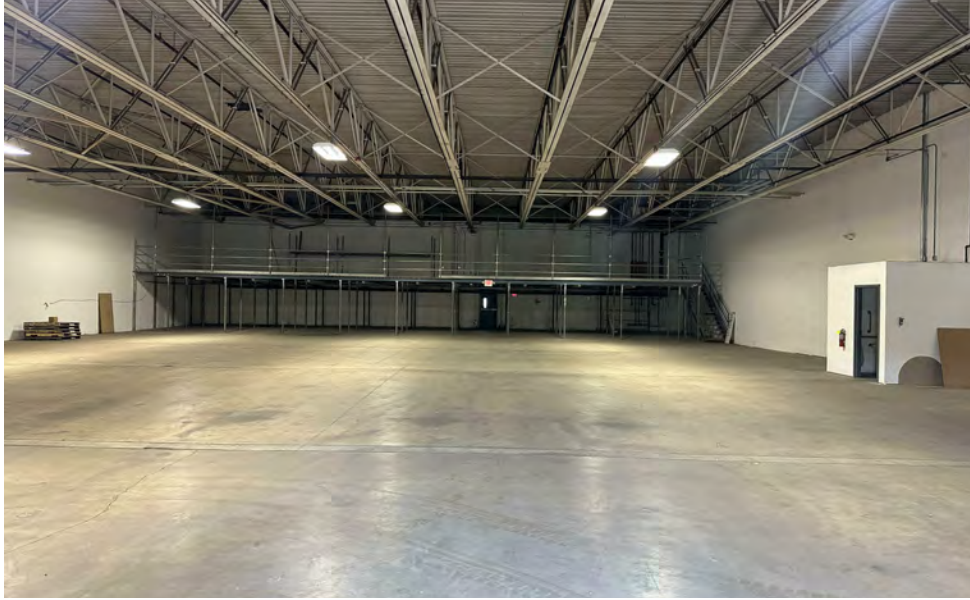
TENANCY	Single
WALL HEIGHT	22 ft
CLEAR CEILING HEIGHT	17 ft
NUMBER OF FLOORS	1
YEAR BUILT	1970
CONSTRUCTION STATUS	Existing

PROPERTY HIGHLIGHTS

- Sale or Lease
- Industrial / warehouse condominium
- Unit E: 10,080 SF±
- One drive-in door (13'10"H x 14'W)
- 17 FT clear ceiling height
- 22 FT wall height
- Well maintained
- Excellent condition
- Immediate occupancy available
- Zoned Industrial (I)
- Highly accessible
- Close proximity to Street Rd, Rt- 611, and PA Turnpike



INTERIOR PHOTOS



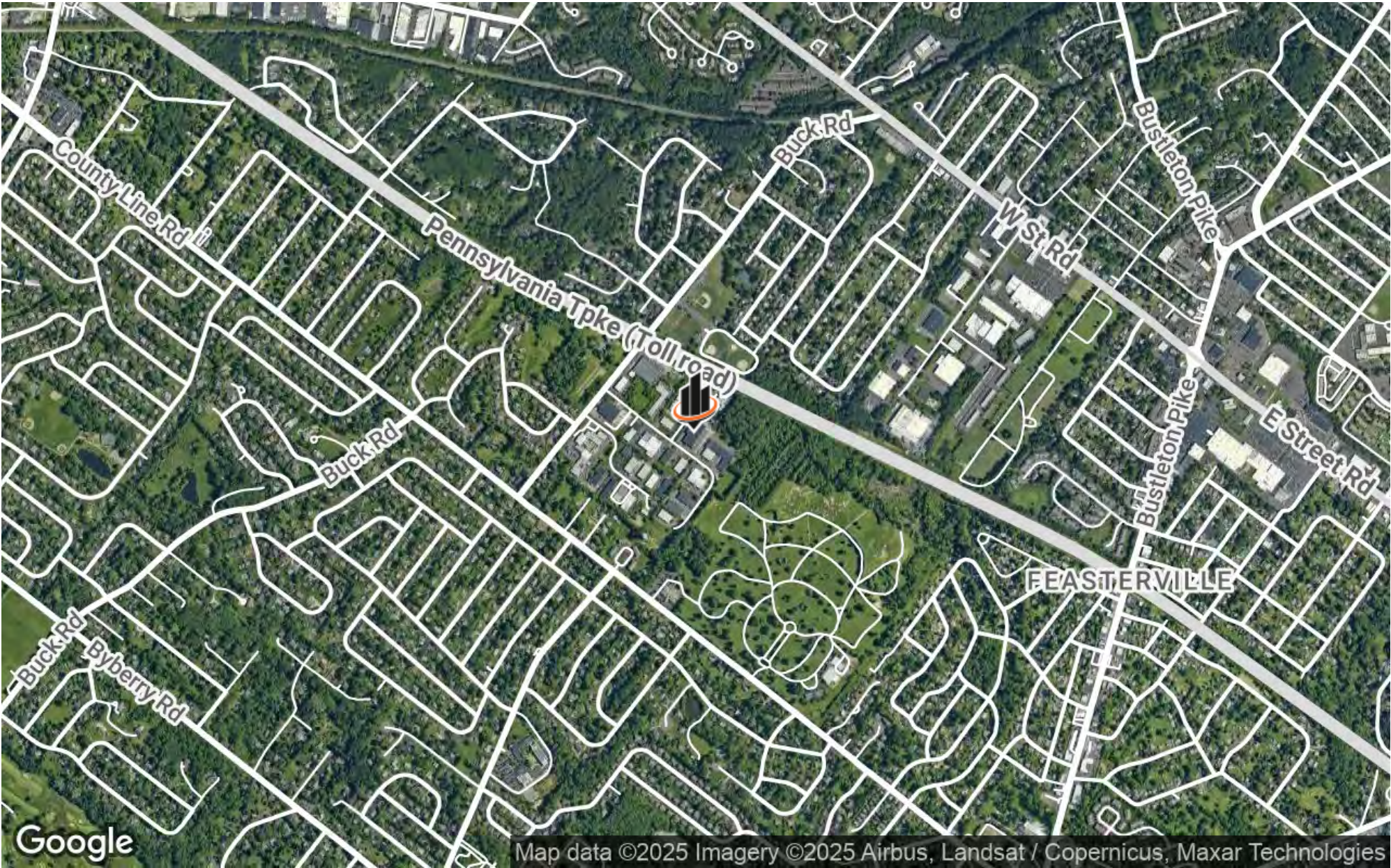
Buck Road



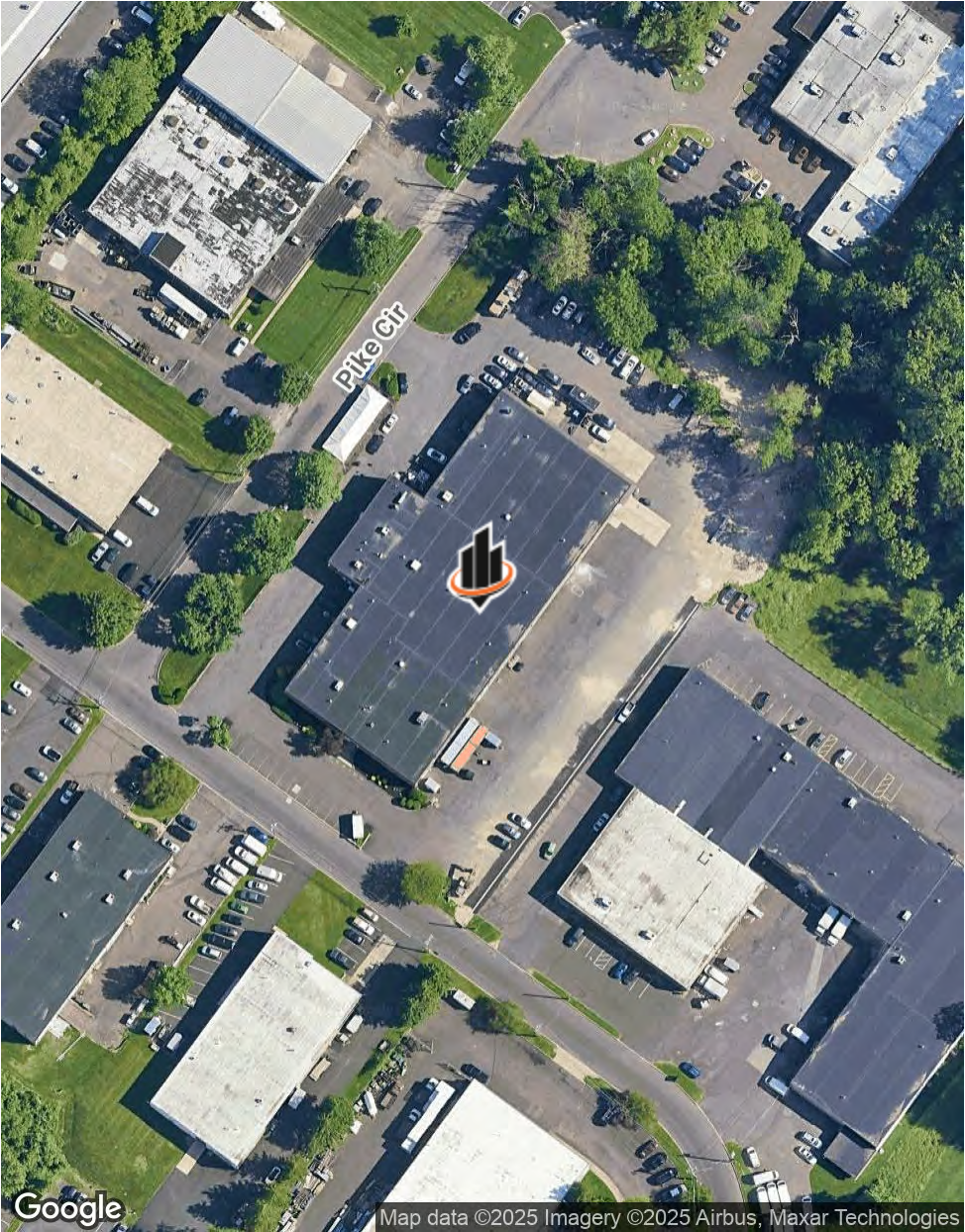
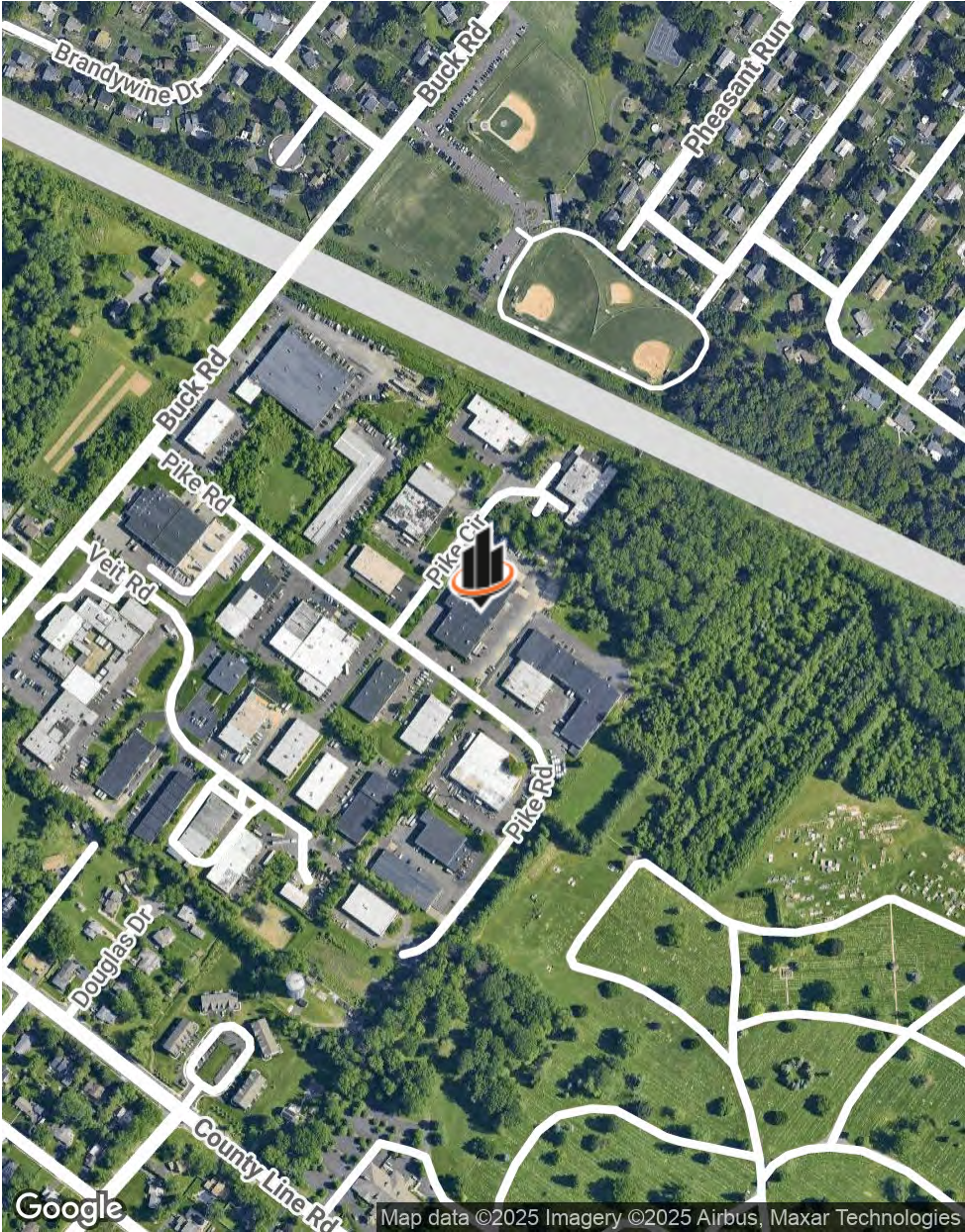
SECTION 2

The Location

REGIONAL MAP



LOCATION MAP



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SECTION 3

The Zoning

§ 27-1001. Permitted uses. [Ord. 558, 9/4/2012]

A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this section, subject to additional requirements of applicable provisions of this and other Township ordinances.

1. The following uses are permitted by right: **[Amended by Ord. No. 600, 9/14/2022]**

Use 9	Public or private school
Use 19	Outpatient surgical center
Use 22	Methadone treatment facility
Use 28	Repair shop
Use 31	Indoor commercial entertainment
Use 32	Outdoor commercial recreation
Use 34	Veterinary office
Use 40	Kennel
Use 48	Emergency services
Use 50	Railway/transportation station
Use 53A	Small wireless facilities within the right-of-way, as regulated by the Small Wireless Facilities Deployment Act, but not in an underground district
Use 54	Utility operating facility
Use 55	Light manufacturing
Use 56	Research and development facility
Use 57	Wholesale business and storage
Use 58	Crematorium
Use 59	Printing, publishing, binding
Use 60	Contractor offices and shops
Use 61	Carpentry shop
Use 62	Truck terminal
Use 63	Quarry
Use 65	Standard self storage
Use 66	Indoor self storage
Use 67	Fuel storage and distribution
Use 79	Accessory Drive-Through Facility

2. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part 23 of this chapter: **[Amended by**

Ord. 577, 3/22/2017; and by Ord. No. 600, 9/14/2022]

Use 33	Adult business
Use 37	Motor vehicle sales
Use 38	Motor vehicle repair garage
Use 44	Limited personal service
Use 45	Private ambulance service
Use 46	Smoke shop/smoking parlour
Use 47A	Medical marijuana dispensary
Use 53B	Small wireless facilities within the right-of-way and within an underground district as regulated by the Small Wireless Facilities Deployment Act
Use 64	Solid waste facility

3. The following uses are permitted as conditional uses when authorized by the Board of Supervisors in accordance with the provisions of Part 22 of this chapter: **[Amended by Ord. 575, 9/28/2016]**

Use 47B	Medical marijuana grower/processor
Use 51	Public or private parking garage
Use 53	Cellular telecommunications facility
Use 72	Nonresidential accessory building or structure
Use 74	Helipoint
Use 75	Nonresidential wind energy system
Use 77	Solar energy system

- A. Any lawful industrial, commercial or institutional use which is required to be permitted by the Pennsylvania Municipalities Planning Code and which is not otherwise permitted in other use categories of this chapter may be permitted as a conditional use, provided that the applicant for such conditional use establishes that the proposed use meets the requirements set forth in all other applicable parts of this chapter.
- B. Sales of consumer fireworks from either a permanent facility or temporary structure shall be permitted only by conditional use in the I District subject to compliance with all of the following specific regulations with respect to such use as well as the general provisions regarding the conditional use contained in § 27-2207 of the Code: **[Added by Ord. 583, 5/9/2018]**
- (1) Such use shall not be located within 1,500 feet of any premises selling alcoholic liquors, alcohol, malt or brewed beverages for consumption on or off the premises.
 - (2) Such use shall not be located within 1,500 feet of any local or state park, school or

child day-care facility, recreational establishment, house of worship, dwelling, hospital, group home or nursing home.

- (3) Any structure containing quantities of consumer fireworks as defined herein exceeding 50 pounds shall be no closer than 150 feet to any building, state highway, railway, local street or alley, waterway, or utility right-of-way, including, but not limited to, natural gas lines.
- (4) Such use should not be located within 1,500 feet of any premises selling firearms.
- (5) All land development plans for construction, use or renovation of an existing building for the purpose of selling fireworks shall be reviewed by the Code Enforcement Officer for compliance with all required fire safety codes, including, but not limited to, the International Fire Code, and his comments and/or report shall be copied to the official Borough-designated fire company.
- (6) Sale of fireworks shall be subject to compliance with all of the provisions of Pennsylvania Act 43 of 2017 pertaining to the sale thereof. Hours of operation shall be confined from 9:00 a.m. to 5:00 p.m. Security and site management shall be provided 24 hours per day.
- (7) All sales of consumer fireworks shall be conducted only within a facility approved by the Pennsylvania Department of Agriculture pursuant to the Pennsylvania Fireworks Law.
- (8) All sales of consumer fireworks as defined herein shall be conducted only from a facility exclusively dedicated to the storage and sale of fireworks.
- (9) If the facility in which the sales of consumer fireworks are conducted is a temporary structure, it shall comply with the following regulations, in addition to the other regulations set forth in Subsection 3B(1) through (8) above:
 - (a) The temporary structure is located no closer than 250 feet to a facility storing, selling or dispensing gasoline, propane or other flammable products.
 - (b) An evacuation plan is posted in a conspicuous location for a temporary structure in accordance with NFPA 1124.
 - (c) The outdoor storage unit, if any, is separated from the wholesale or retail sales area to which a purchaser may be admitted by appropriately rated fire separation.
 - (d) The temporary structure complies with NFPA 1124 as it relates to retail sales of consumer fireworks in temporary structures.
 - (e) The temporary structure is located one of the following distances from a permanent facility licensed to sell consumer fireworks under the Act of May 15, 1939 (P.L. 134, No. 65), referred to as the "Fireworks Law," at the time of the effective date of this article:

[1] Prior to January 1, 2023: at least five miles.

- [2] Beginning January 1, 2023: at least two miles.
- (f) The temporary structure does not exceed 2,500 square feet.
- (g) The temporary structure is secured at all times during which consumer fireworks are displayed within the structure.
- (h) The temporary structure has a minimum of \$2,000,000 in public and product liability insurance.
- (i) The sales period is limited to June 15 through July 8 and December 21 through January 2 of each year.
- (j) Consumer fireworks not on display for retail sale are stored in an outdoor storage unit.
- (k) Limitations. The sale of consumer fireworks from the temporary structure is limited to the following:
 - [1] Helicopter, aerial spinner (APA 87-1, 3.1.2.3).
 - [2] Roman candle (APA 87-1, 3.1.2.4).
 - [3] Mine and shell devices not exceeding 500 grams.
- (l) Storage of consumer fireworks shall be permitted only as an accessory use to the sale of consumer fireworks on the premises.
- (10) The facility from which fireworks are sold, whether permanent or temporary, shall comply with the I-Industrial lot dimensional, area, and parking regulations of the zoning district within which such facility is located, including but not limited to setbacks and buffers.

Buck Road



SECTION 4

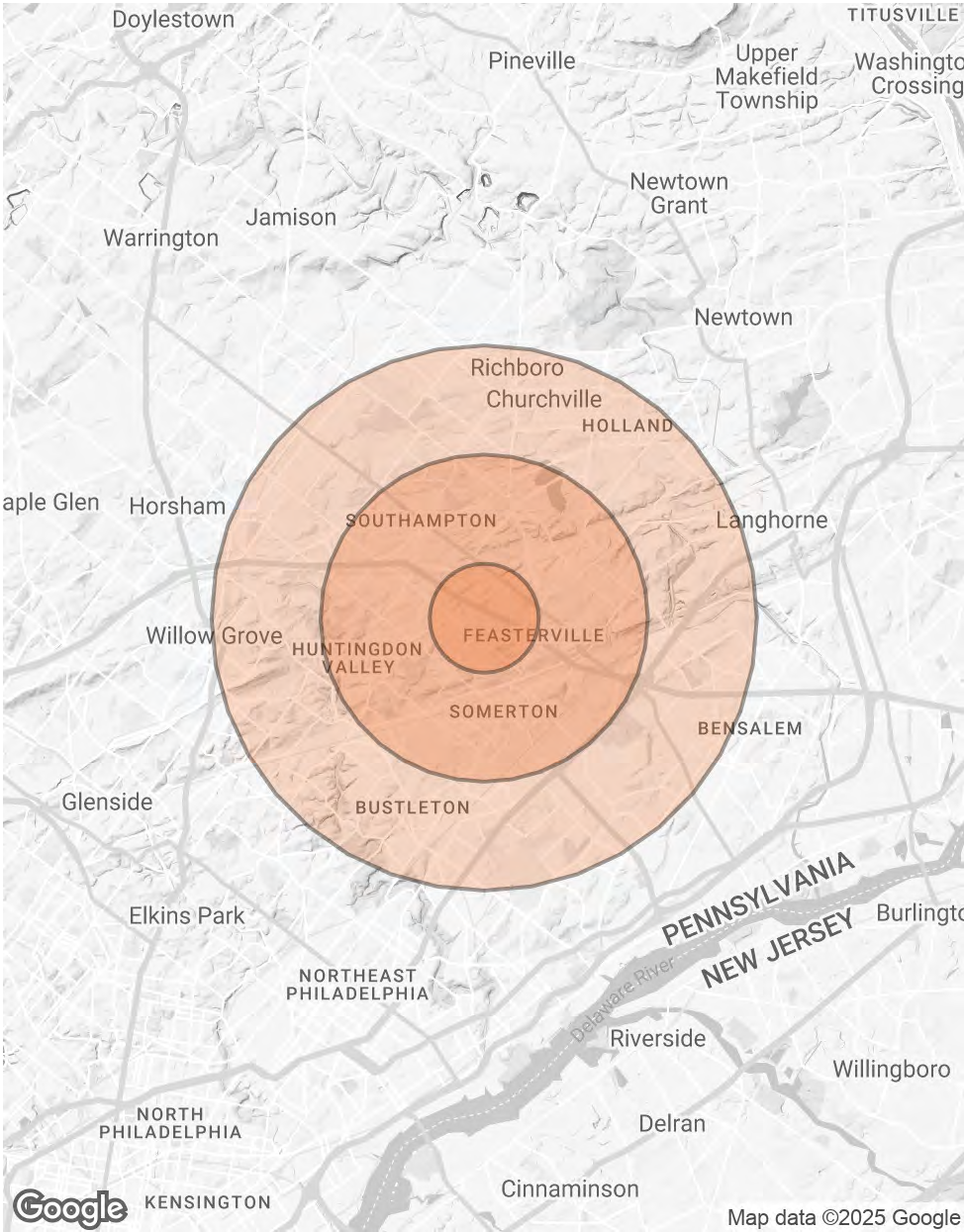
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,315	80,067	248,161
AVERAGE AGE	44	44	44
AVERAGE AGE (MALE)	43	43	42
AVERAGE AGE (FEMALE)	45	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,601	29,940	94,900
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$145,776	\$122,287	\$120,936
AVERAGE HOUSE VALUE	\$477,870	\$427,486	\$415,580

Demographics data derived from AlphaMap





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