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PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245

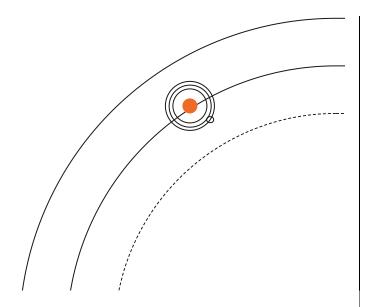
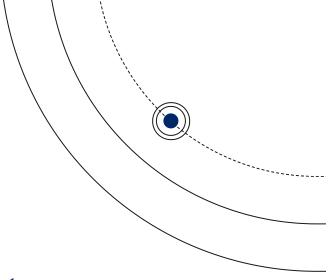


Table of Contents



)	THE PROPERTY		13	THE LOCATION	
	Property Summary	6		Regional Map	14
	Property Details	7		Location Map	15
	Property Highlights	8			
	Unit Information	9	16	THE DEMOCRAPHICS	
	Interior Photos - Unit 3	10	10	THE DEMOGRAPHICS	
	Floor Plans - Unit 3	11		Demographics Map & Report	17
	Additional Photos	12			



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PROPERTY SUMMARY



OFFERING SUMMARY

PROPERTY TYPE:	Retail
AVAILABLE SF:	400 & 1,020 SF±
BUILDING SIZE:	5,232 SF±
YEAR BUILT:	1981
ZONING:	VC-2
MARKET:	Philadelphia
SUBMARKET:	Upper Bucks County

PROPERTY OVERVIEW

Exceptional opportunity to lease premium retail, office, or salon space in a vibrant multi-tenant strip shopping center in the heart of Lahaska, PA. Meticulously maintained, these spaces boast functional floor plans, inviting a multitude of potential uses. Enjoy high visibility and accessibility, with the option for prominent signage. Nestled in a neighborhood with many amenities and boasting a diverse tenant mix, this location offers ample parking and endless possibilities for business.

LOCATION OVERVIEW

Located in Holly Berry Square, a dominant community of unique shops, located near the intersection of Routes 202 and 263 in Lahaska, PA. It is located directly across from the Buckingham Friends School and in immediate proximity to Peddler's Village. The center is located just between the two popular towns – five miles from New Hope and six miles from Doylestown.

PROPERTY DETAILS

I FACE DATE	UNIT 3-\$1,250/MO (MG)
LEASE RATE	UNIT 6-\$2,400/MO(MG)

LOCATION INFORMATION

PROPERTY NAME	Holly Berry Square
ADDRESS	5667 York Rd.
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Upper Bucks County
CROSS-STREETS	Rt. 263 (York Rd)
TOWNSHIP	Buckingham
NEAREST HIGHWAY	Street Rd - 0.4 Mi.
NEAREST AIRPORT	Doylestown (DYL) - 6.5 Mi.
	Philadelphia Int'l (PHL) - 52 Mi.

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING RATIO	5.0 / 1,000
NUMBER OF PARKING SPACES	30

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Nail Salon
ZONING	VC-2
LOT SIZE	8.04 AC±
APN#	06-015-008
TRAFFIC COUNT	22,174 VPD
TRAFFIC COUNT STREET	Rt. 202 & Rt.263

BUILDING INFORMATION

BUILDING SIZE	5,232 SF±
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1981
CONSTRUCTION STATUS	Existing

PROPERTY HIGHLIGHTS

- Prime retail, office or salon space
- Located in Holly Berry Square
- 400 & 1,020 SF± available
- Prominent signage
- Available for immediate occupancy
- Diverse platform of local and specialty retailers nearby
- Minutes to Peddler's Village
- Proximate to populated residential neighborhoods
- Quality demographic profile
- VC-2, Village Center District offers wide range of uses permitted by right





UNIT INFORMATION



UNIT 3

Exceptional opportunity to lease approximately 400 square feet of premium retail / office space situated in a vibrant multi-tenant strip shopping center in Lahaska, PA. Meticulously maintained, this space boasts a functional floor plan, inviting a multitude of potential uses. Open floor plan with one private office.



UNIT 6

Prime opportunity to step into a fully built-out nail salon with massage rooms in a fantastic Lahaska location, just steps from Peddler's Village. Strong visibility and access along York Road, 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. Established for over 25 years, this well-known salon is now available as the owner prepares to retire after decades of successful operation at this location.

INTERIOR PHOTOS - UNIT 3

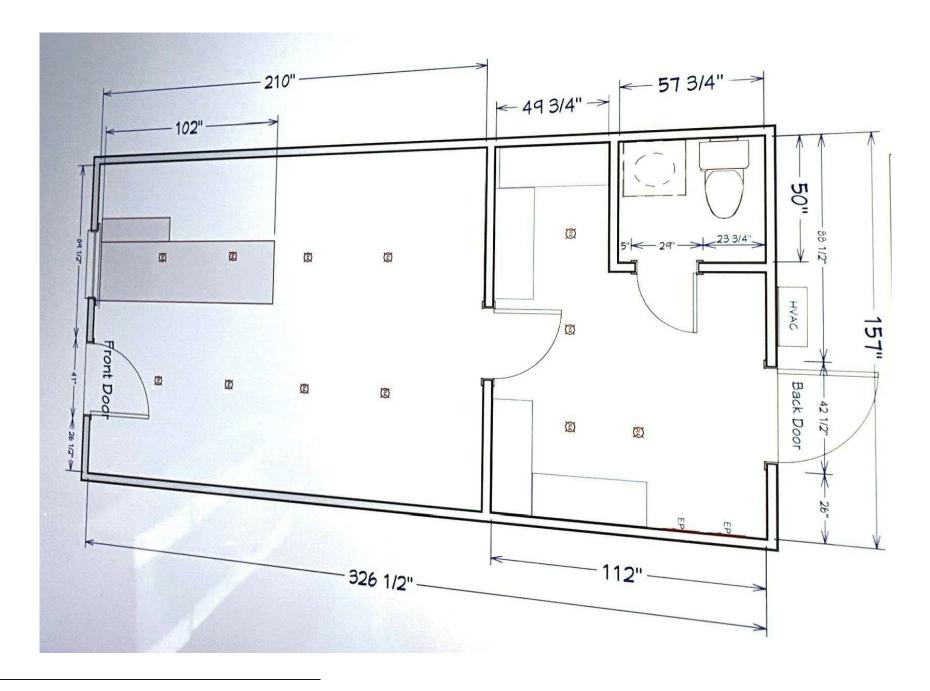




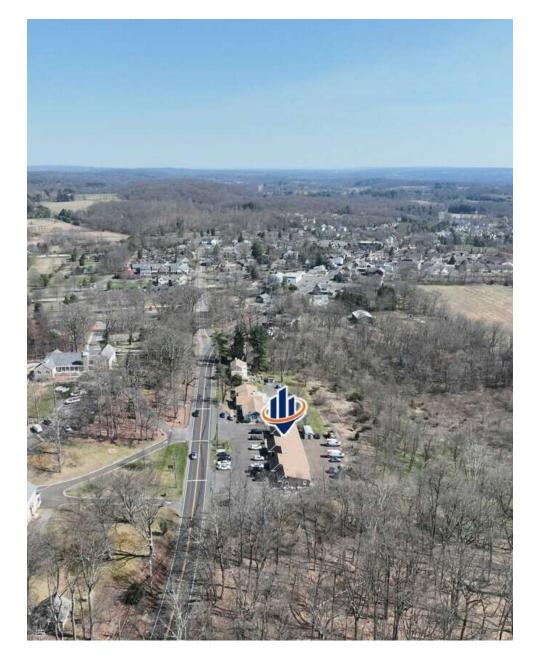


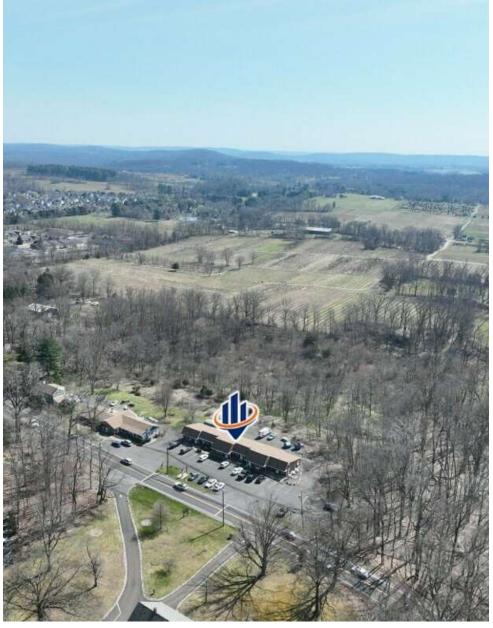


FLOOR PLANS - UNIT 3



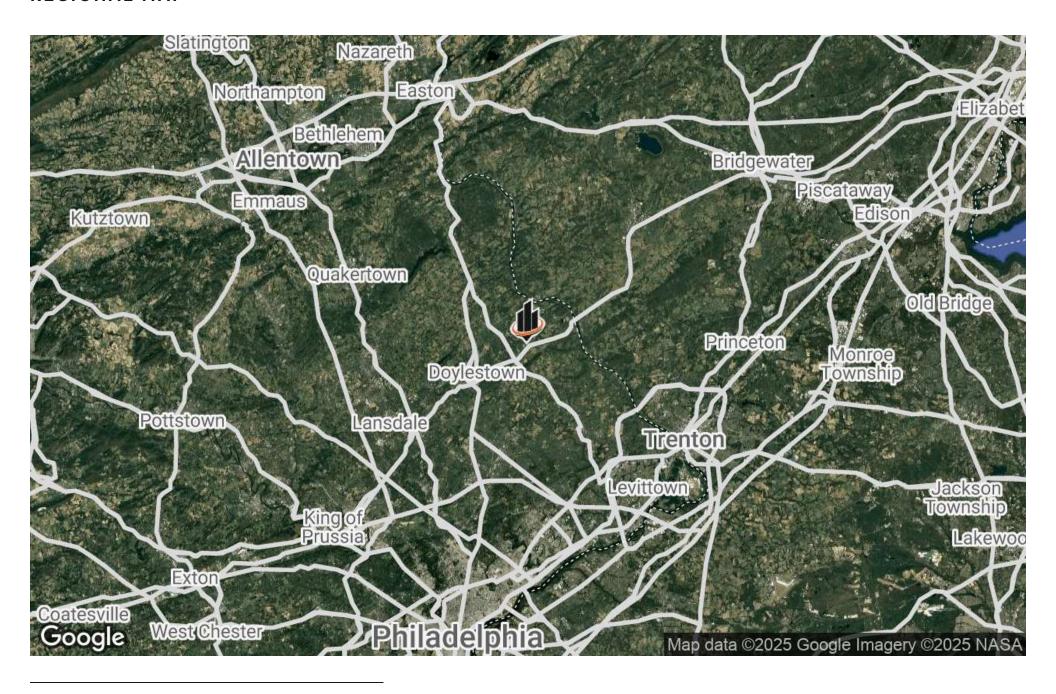
ADDITIONAL PHOTOS



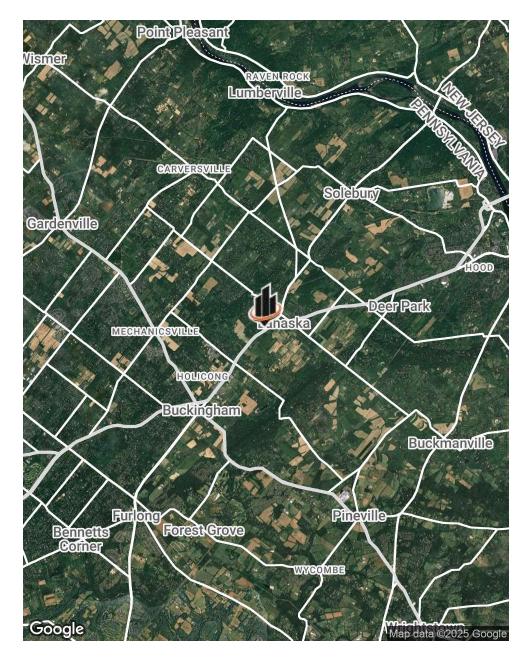


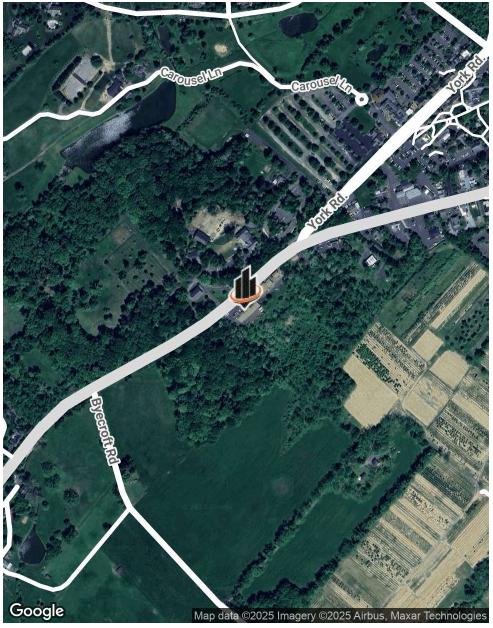


REGIONAL MAP



LOCATION MAP





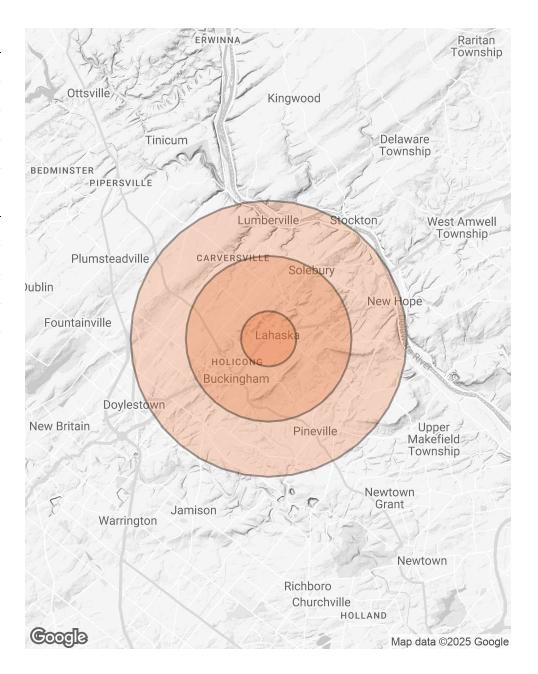


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,390	12,236	47,070
AVERAGE AGE	48	46	45
AVERAGE AGE (MALE)	47	46	44
AVERAGE AGE (FEMALE)	48	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	553	4,656	17,916
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$215,255	\$220,587	\$210,592
AVERAGE HOUSE VALUE	\$882,731	\$849,801	\$778,909

Demographics data derived from AlphaMap





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