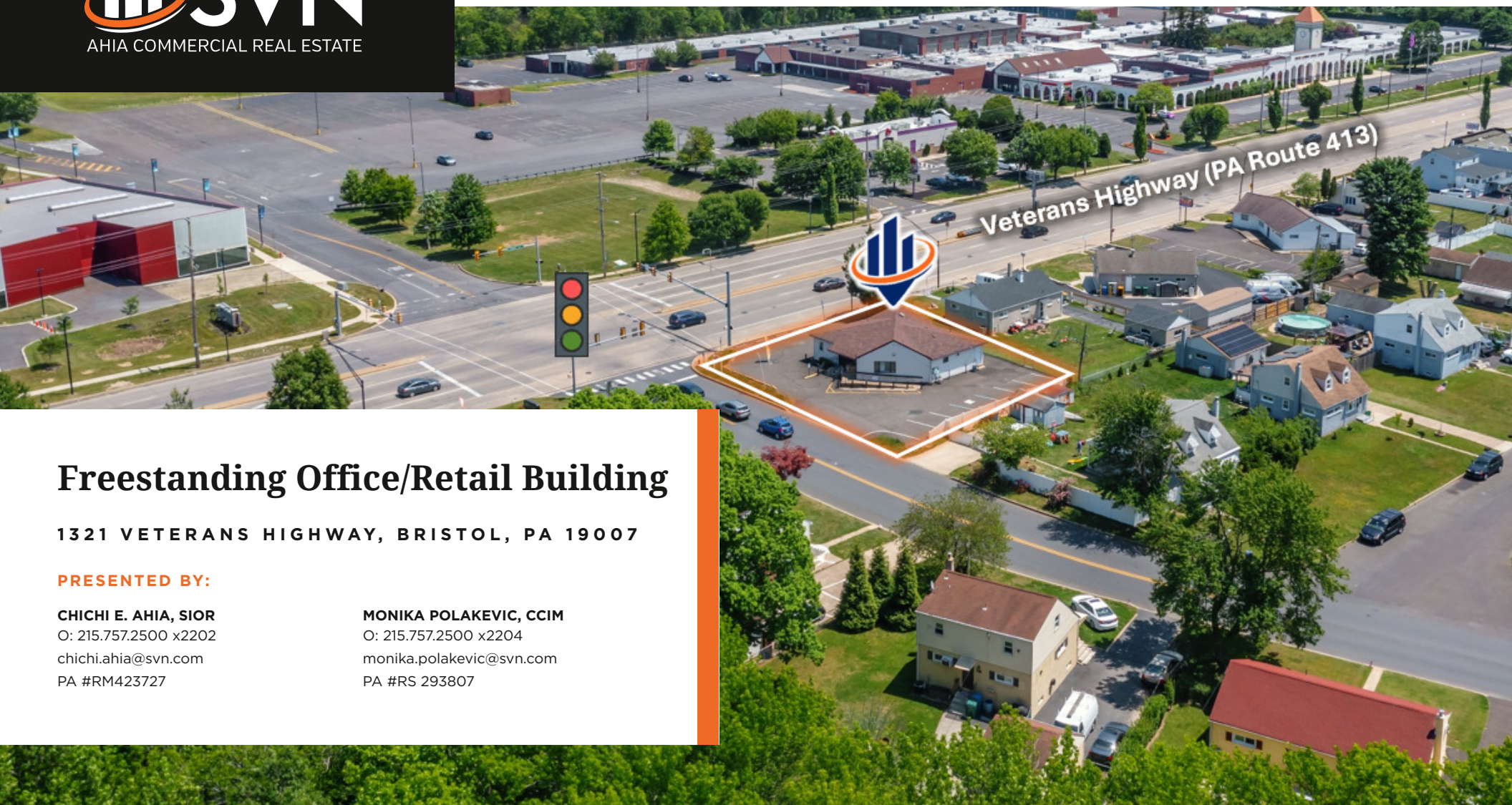




# Offering Memorandum



## Freestanding Office/Retail Building

1321 VETERANS HIGHWAY, BRISTOL, PA 19007

### PRESENTED BY:

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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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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.



**EXCLUSIVELY MARKETING BY**



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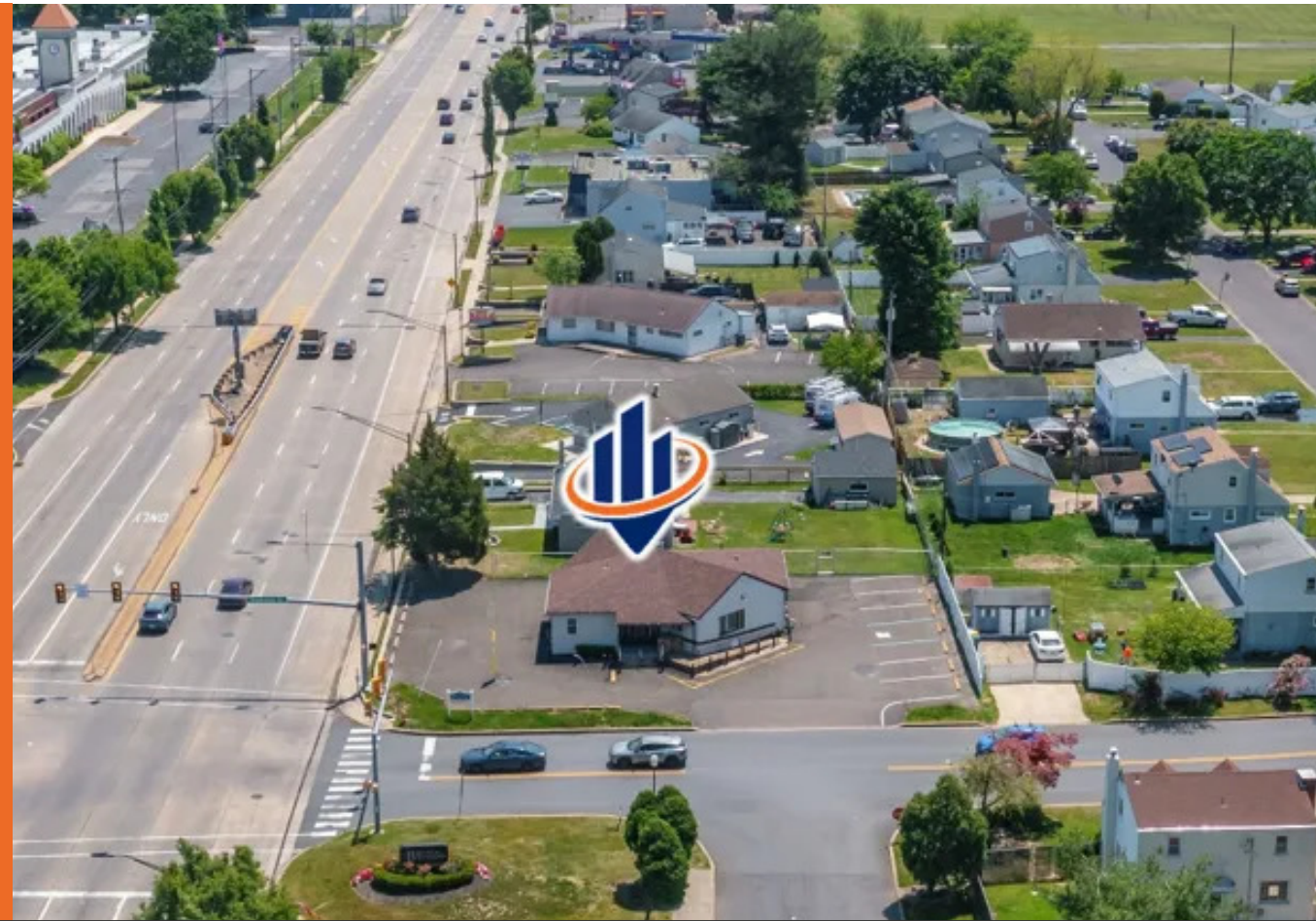




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# Property Information



## PROPERTY SUMMARY

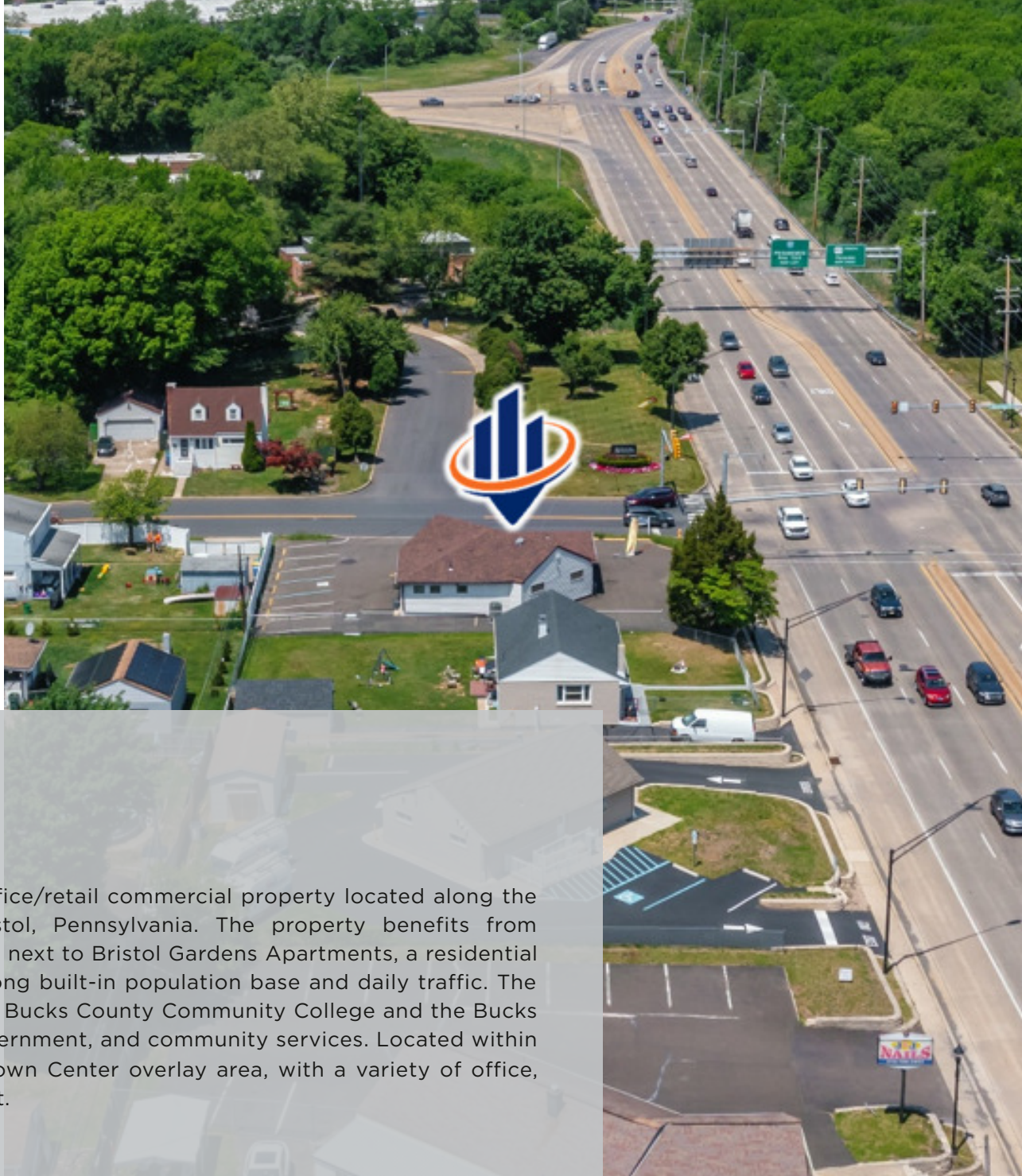
**1321 VETRANS HIGHWAY  
BRISTOL, PA 19007**

### OFFERING SUMMARY

|                       |                |
|-----------------------|----------------|
| <b>SALE PRICE:</b>    | \$485,000      |
| <b>BUILDING SIZE:</b> | 1,805 SF±      |
| <b>LOT SIZE:</b>      | 0.231 AC±      |
| <b>ZONING:</b>        | C              |
| <b>TRAFFIC COUNT:</b> | 24,296 VPD     |
| <b>CROSS STREET:</b>  | Rockview Drive |

## PROPERTY SUMMARY

SVN is proud to offer a freestanding, highly visible office/retail commercial property located along the heavily traveled Veterans Highway corridor in Bristol, Pennsylvania. The property benefits from exceptional visibility and accessibility, situated directly next to Bristol Gardens Apartments, a residential community with more than 390 units, providing a strong built-in population base and daily traffic. The site is also located across from the Epstein Campus of Bucks County Community College and the Bucks County Office Center, a vibrant hub for education, government, and community services. Located within the Township's Commercial (C) Zoning District and Town Center overlay area, with a variety of office, retail, medical, and commercial uses permitted by right.



## PROPERTY DETAILS

### SALE PRICE

**\$485,000**

### LOCATION INFORMATION

|                  |                                 |
|------------------|---------------------------------|
| STREET ADDRESS   | 1321 Veterans Highway           |
| CITY, STATE, ZIP | Bristol, PA 19007               |
| COUNTY           | Bucks                           |
| MARKET           | Philadelphia                    |
| SUB-MARKET       | Lower Bucks County              |
| CROSS-STREETS    | Rockview Drive                  |
| TOWNSHIP         | Bristol Township                |
| NEAREST HIGHWAY  | I-95 - 0.2 Mi.                  |
| NEAREST AIRPORT  | Newark Liberty (EWR) - 28.5 Mi. |

### PARKING & TRANSPORTATION

|                          |         |
|--------------------------|---------|
| PARKING TYPE             | Surface |
| NUMBER OF PARKING SPACES | 12+     |

### PROPERTY INFORMATION

|                      |                        |
|----------------------|------------------------|
| PROPERTY TYPE        | Office                 |
| ZONING               | C- Commercial District |
| LOT SIZE             | 0.231 AC±              |
| APN #                | 05-027-090             |
| RE TAXES (2026)      | \$10,692               |
| LOT FRONTAGE         | 64 ft                  |
| LOT DEPTH            | 120 ft                 |
| CORNER PROPERTY      | Yes                    |
| TRAFFIC COUNT        | 24,296 VPD             |
| TRAFFIC COUNT STREET | Veterans Hwy           |

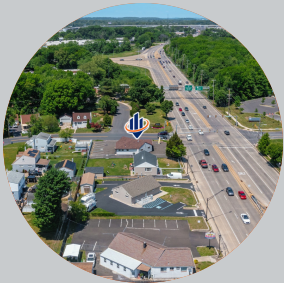
### BUILDING INFORMATION

|                  |          |
|------------------|----------|
| BUILDING SIZE    | 1,805 SF |
| NUMBER OF FLOORS | 1        |
| YEAR BUILT       | 1952     |



## PROPERTY HIGHLIGHTS

- Prime location
- Heavy vehicular traffic
- Available for immediate occupancy
- Located at signalized intersection
- Ample parking
- Excellent signage opportunity
- Ideally located for business and consumer access
- Proximate to populated residential neighborhoods
- Diverse platform of national, regional and local retailers nearby



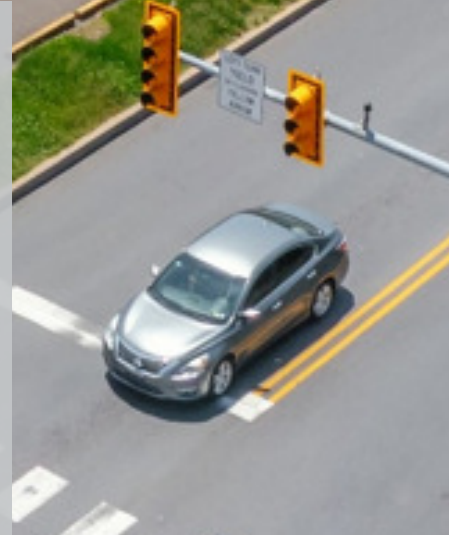
**Immediate Access to I-95,  
Route 13 & PA Turnpike**



**Next to 390+ Residential  
Units at Bristol Gardens**



**High Traffic Corridor with  
Signalized Intersection**









# Location Information



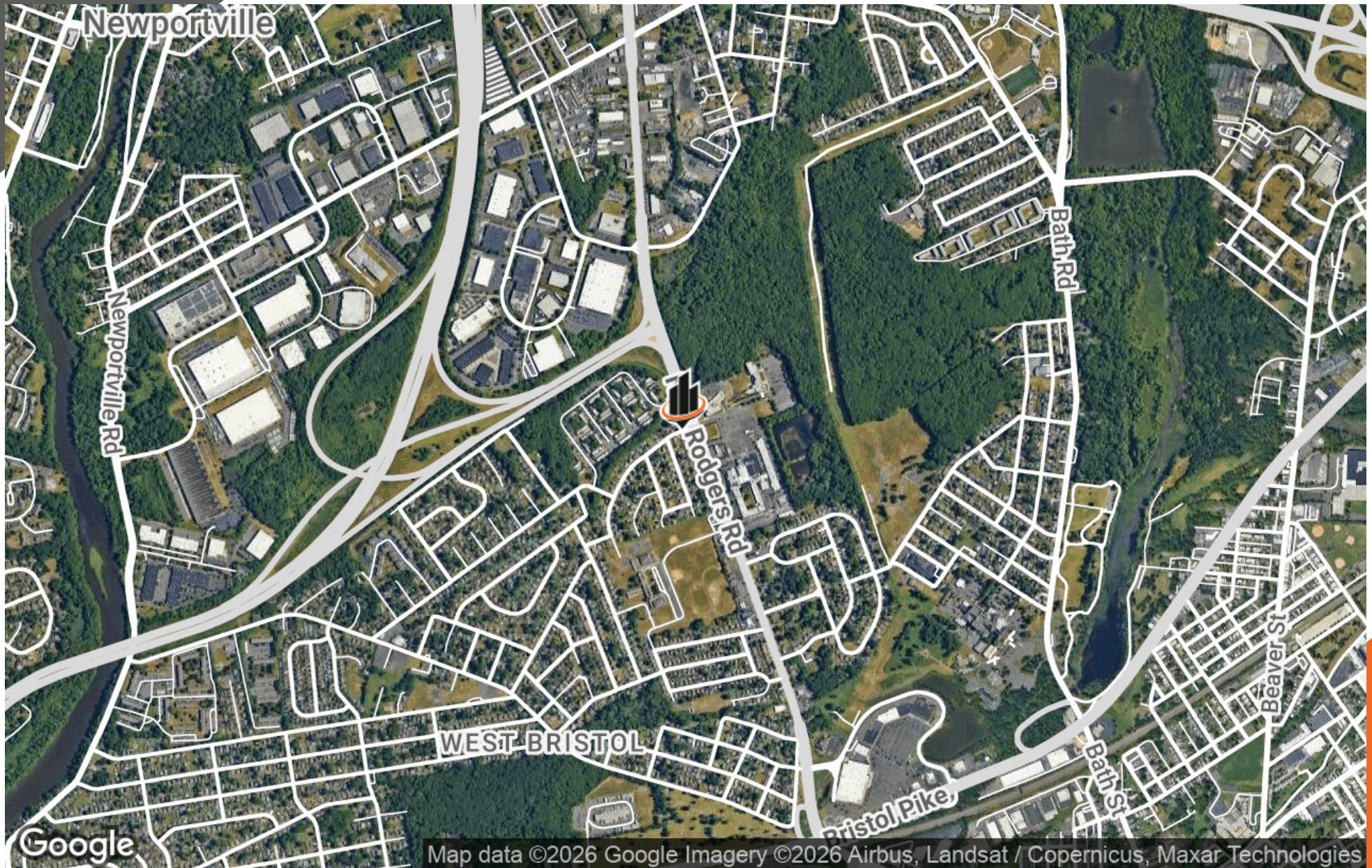
## LOCATION DESCRIPTION

Located along the highly traveled Veterans Highway (PA Route 413) in Bristol, Pennsylvania, the property offers exceptional regional accessibility and strong visibility within Bucks County. The property benefits from immediate access to I-95, minutes to/from U.S. Route 13 (Bristol Pike) and Pennsylvania Turnpike, providing direct connectivity to Philadelphia, Princeton, and New Jersey.



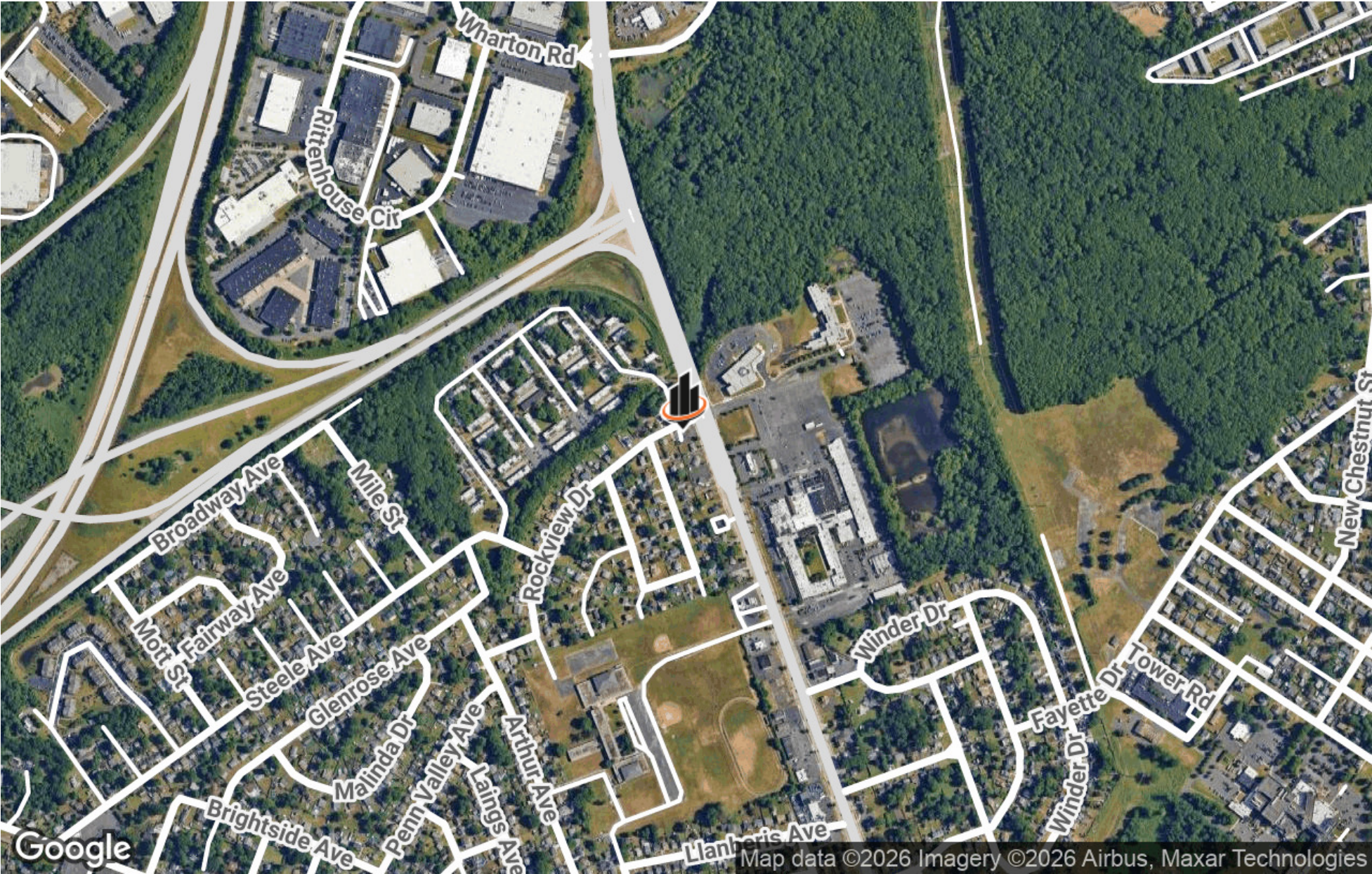


## REGIONAL MAP





AERIAL MAP







# Demographics

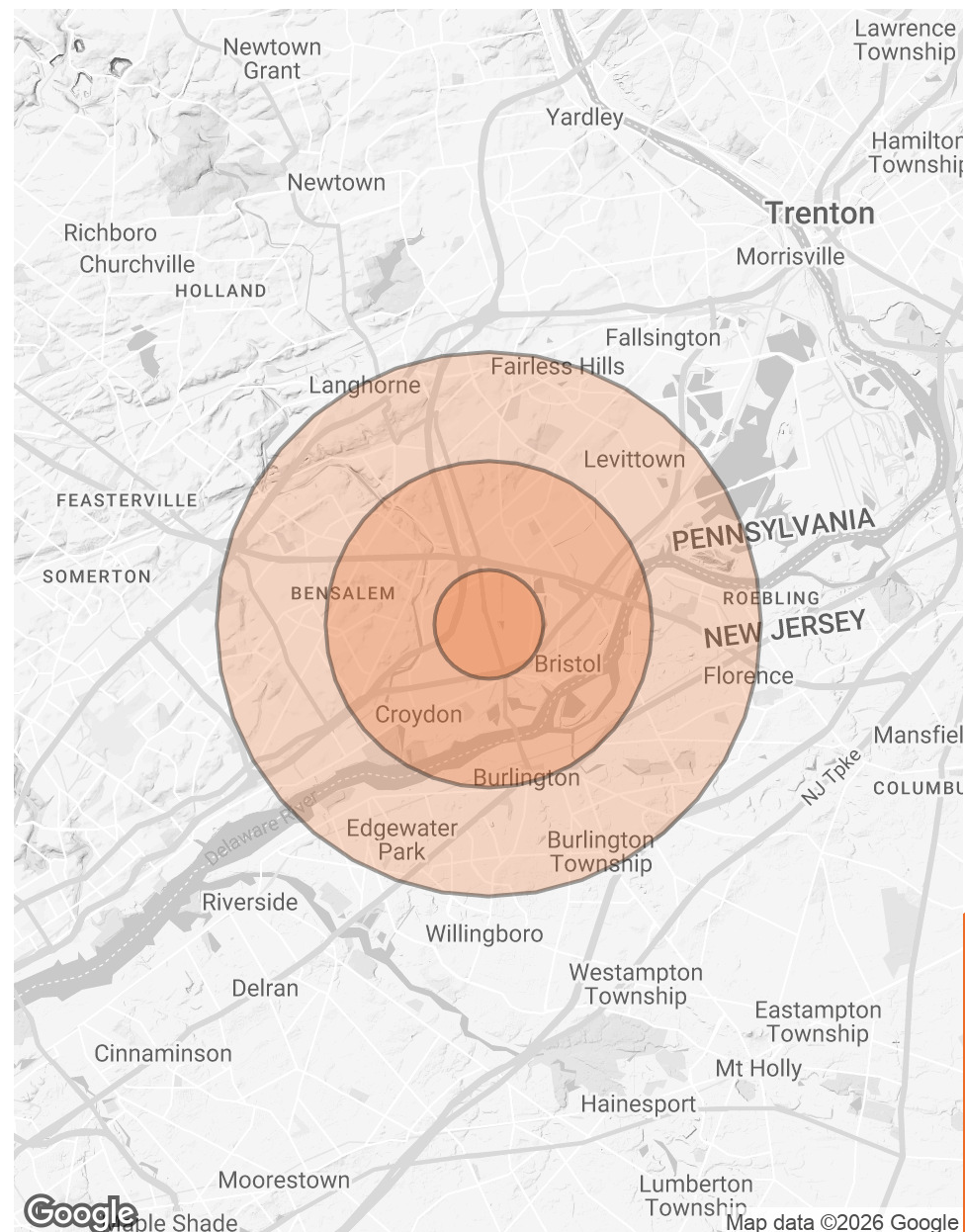


# DEMOGRAPHICS MAP & REPORT

| POPULATION                  | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>TOTAL POPULATION</b>     | 10,053 | 82,734  | 229,498 |
| <b>AVERAGE AGE</b>          | 38     | 40.6    | 40.6    |
| <b>AVERAGE AGE (MALE)</b>   | 38.5   | 39.5    | 39.2    |
| <b>AVERAGE AGE (FEMALE)</b> | 36.9   | 41.8    | 41.6    |

| HOUSEHOLDS & INCOME        | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 4,156     | 32,417    | 87,338    |
| <b># OF PERSONS PER HH</b> | 2.4       | 2.6       | 2.6       |
| <b>AVERAGE HH INCOME</b>   | \$91,657  | \$100,345 | \$104,412 |
| <b>AVERAGE HOUSE VALUE</b> | \$282,106 | \$290,052 | \$311,168 |

2023 American Community Survey (ACS)







# Collective Strength, Accelerated Growth

125 PHEASANT RUN, STE 102  
NEWTOWN, PA 18940



[SVNAHIA.COM](http://SVNAHIA.COM)