

**OFFERING MEMORANDUM**

# Richboro Office / Studio Space

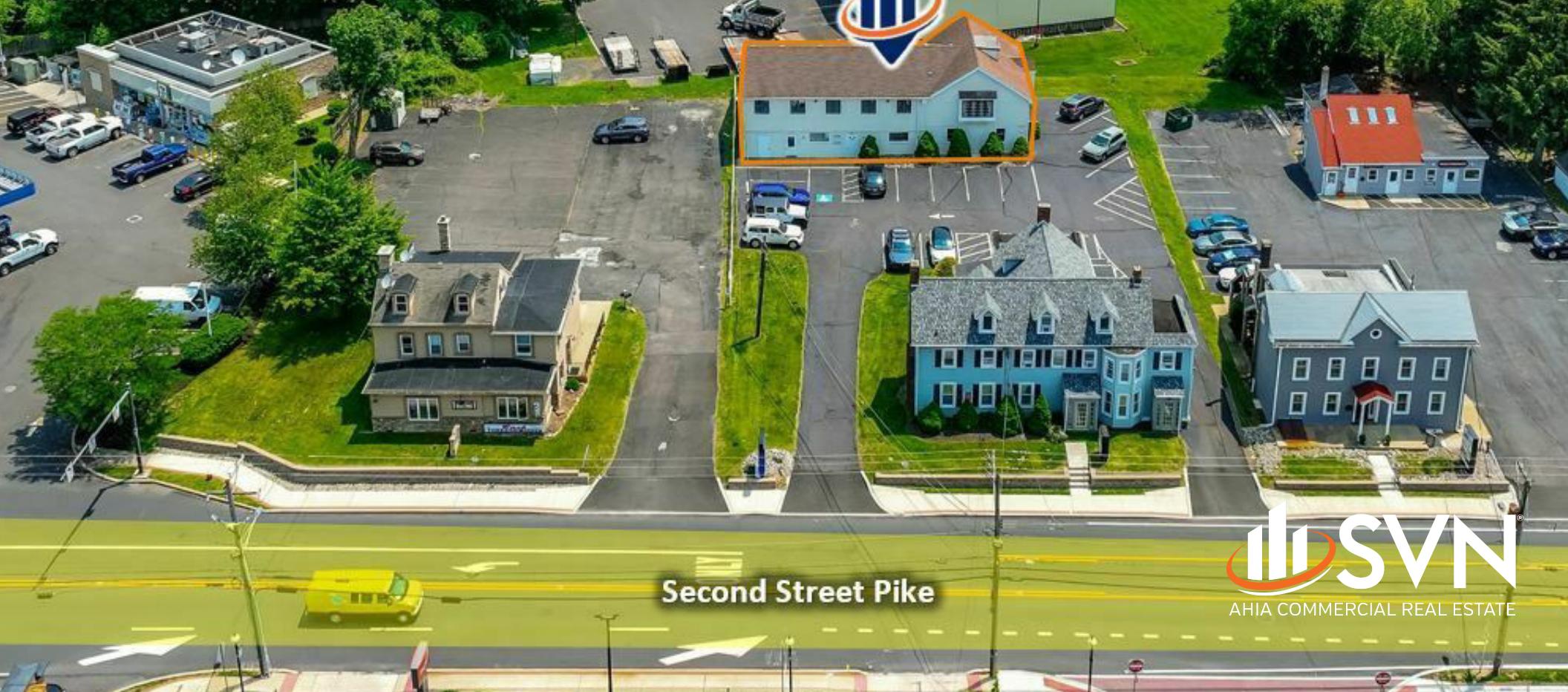
**981 SECOND STREET PIKE**

Richboro, PA 18954

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**SVN**  
AHIA COMMERCIAL REAL ESTATE

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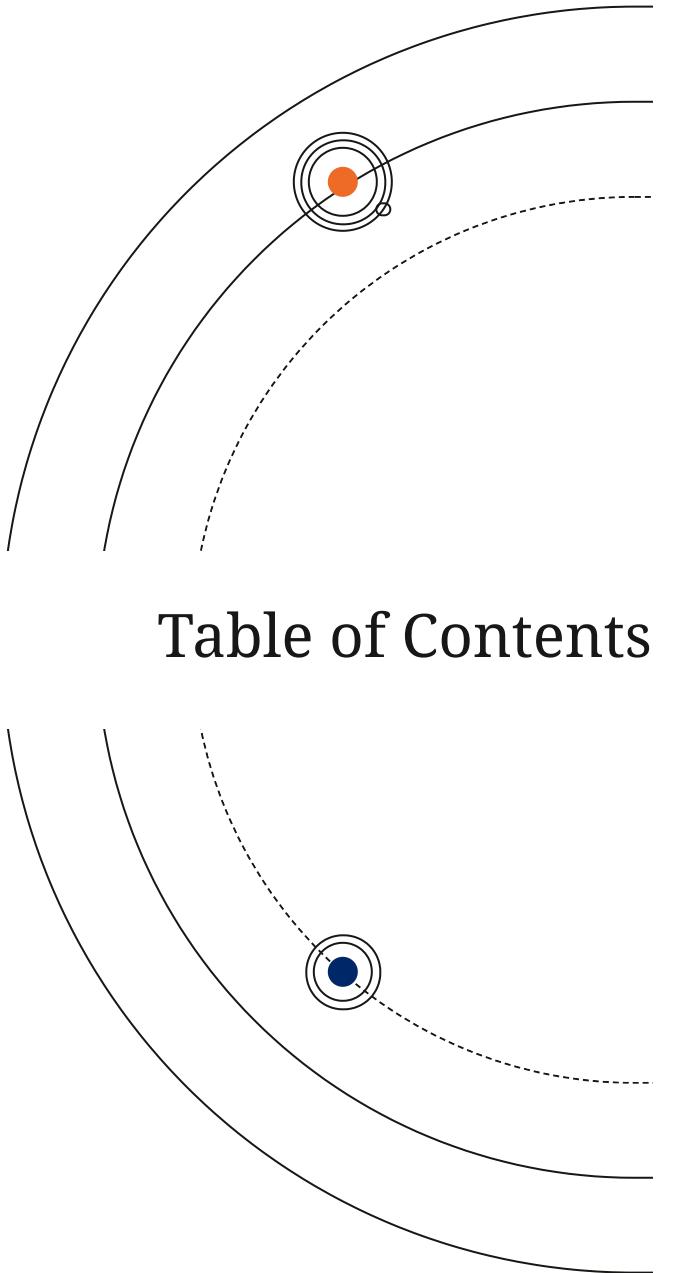
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SECTION 1

# The Property

Second Street Pike

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1,350.00 / MO (MG)
<b>BUILDING SIZE:</b>	5,886 SF±
<b>AVAILABLE SF:</b>	1,350 SF±
<b>ZONING:</b>	C-2
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Lower Bucks County
<b>CROSS STREET:</b>	Almshouse Rd & Newtown Richboro Rd

### PROPERTY OVERVIEW

SVN is pleased to present a turnkey office/studio suite in Richboro, Bucks County, PA. Located within a freestanding building, this 1,350 RSF± space features a flexible, efficient layout filled with abundant natural light from windows on all sides. The suite offers approximately 1,000 square feet of open studio space, ideal for creative or collaborative uses, along with one spacious private office and a newly constructed restroom nearing completion. Highly visible and easily accessible, the property is well positioned near a variety of retail, dining, and service amenities, making it a convenient option for a wide range of office or studio users.

### LOCATION OVERVIEW

Located near the prominent intersection of Second Street Pike and Almshouse Road/Newtown Richboro Road in Northampton Township. Easy access to some of Bucks County's most affluent communities, including Newtown, Yardley, and Doylestown.

## PROPERTY DETAILS

LEASE RATE	\$12.00 / SF / YR (MG)
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### LOCATION INFORMATION

STREET ADDRESS	981 Second Street Pike
CITY, STATE, ZIP	Richboro, PA 18954
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Almshouse Road
TOWNSHIP	Northampton Township
MARKET TYPE	Medium
NEAREST HIGHWAY	Rt-332 (Newtown Bypass) - 3.6 Mi.
NEAREST AIRPORT	Trenton Mercer Airport (TTN) - 13.9 Mi. Philadelphia International Airport (PHL) - 34.4 Mi.

### PARKING & TRANSPORTATION

PARKING RATIO	3.0 / 1,000 SF
NUMBER OF PARKING SPACES	20+

### PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	C-2
LOT SIZE	0.48 AC±
APN #	31-009-034
LOT FRONTAGE	99 ft
LOT DEPTH	209 ft
TRAFFIC COUNT	8,593 VPD
TRAFFIC COUNT STREET	Second Street Pike

### BUILDING INFORMATION

BUILDING SIZE	5,886 SF±
TENANCY	Multiple
FLOOR	Second
YEAR BUILT	1969
GROSS LEASABLE AREA	1,350 SF±
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

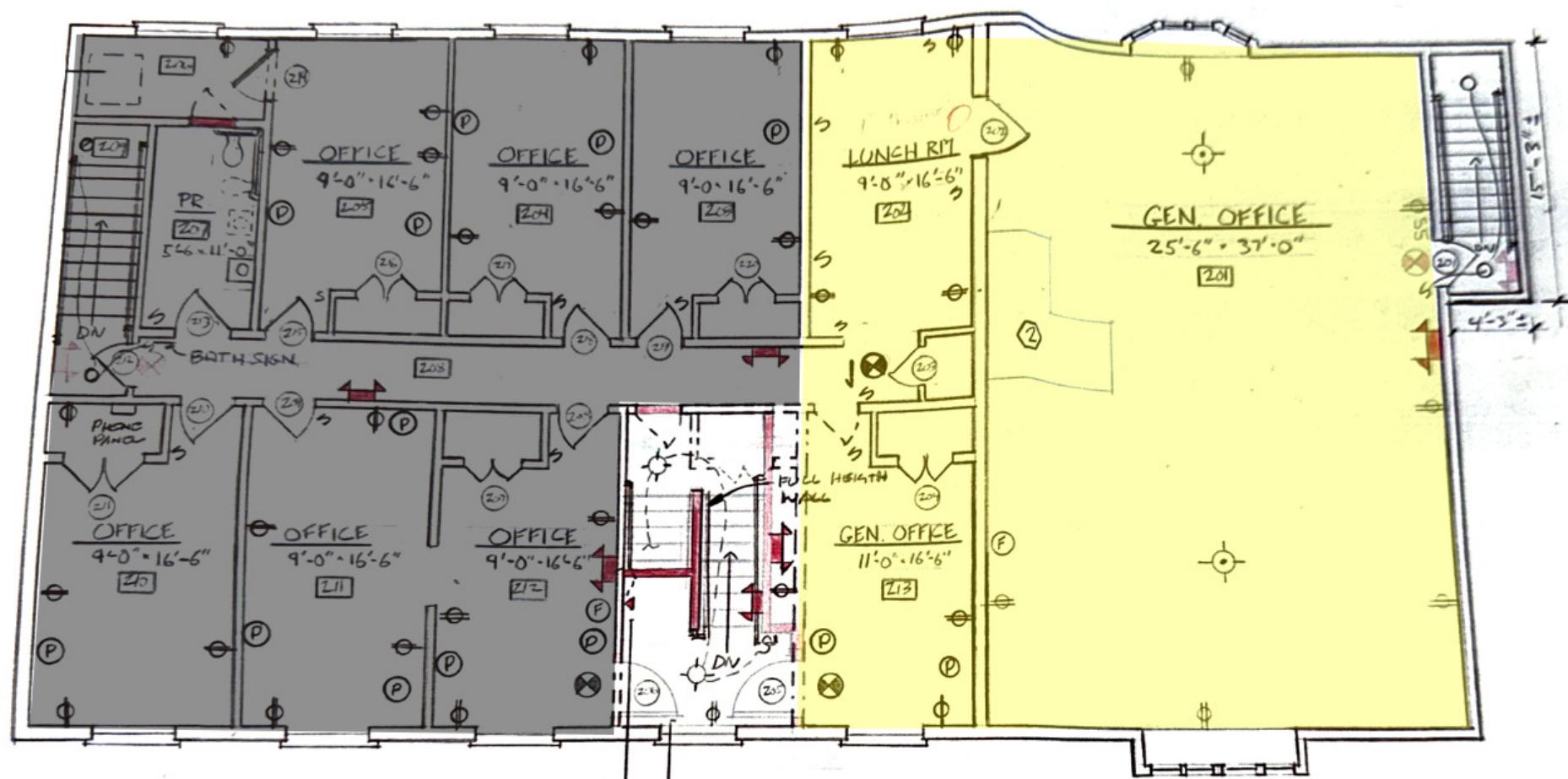
## PROPERTY HIGHLIGHTS

### PROPERTY HIGHLIGHTS

- Beautiful office/studio space
- 1,350 RSF ± available
- Recent property improvements and upgrades
- Flexible, functional floorplan with vaulted ceilings
- Abundant natural light throughout
- Available for immediate occupancy
- Excellent signage opportunity
- Located in an amenity-rich area
- 24-hour access
- Prime location in the heart of Richboro
- Surrounded by a diverse mix of national, regional, and local retailers
- Convenient access to/from Rt-332 and RT-611



## FLOOR PLANS

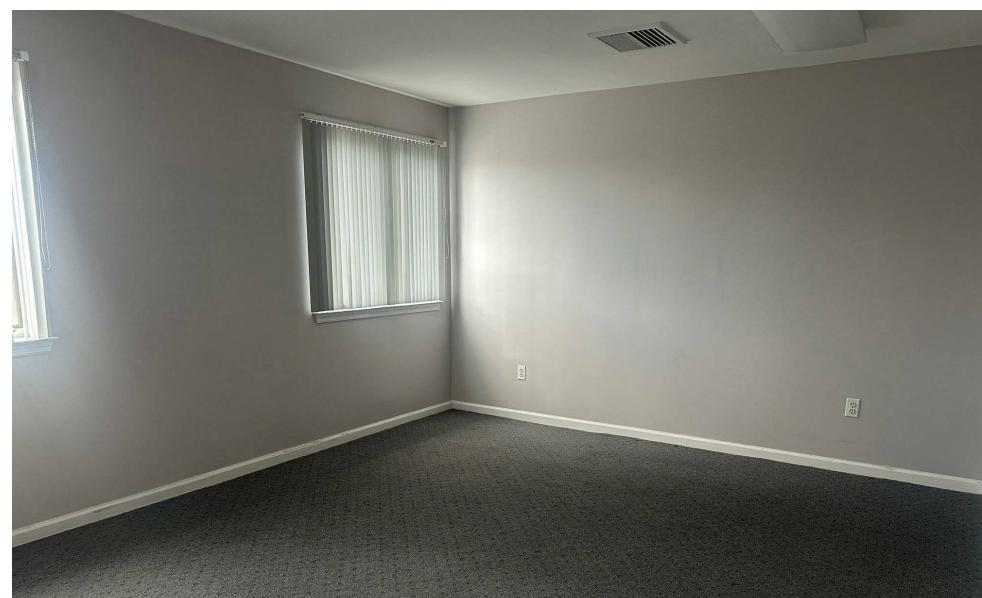


Unit A

1,350 SF±

AVAILABLE

## INTERIOR PHOTOS



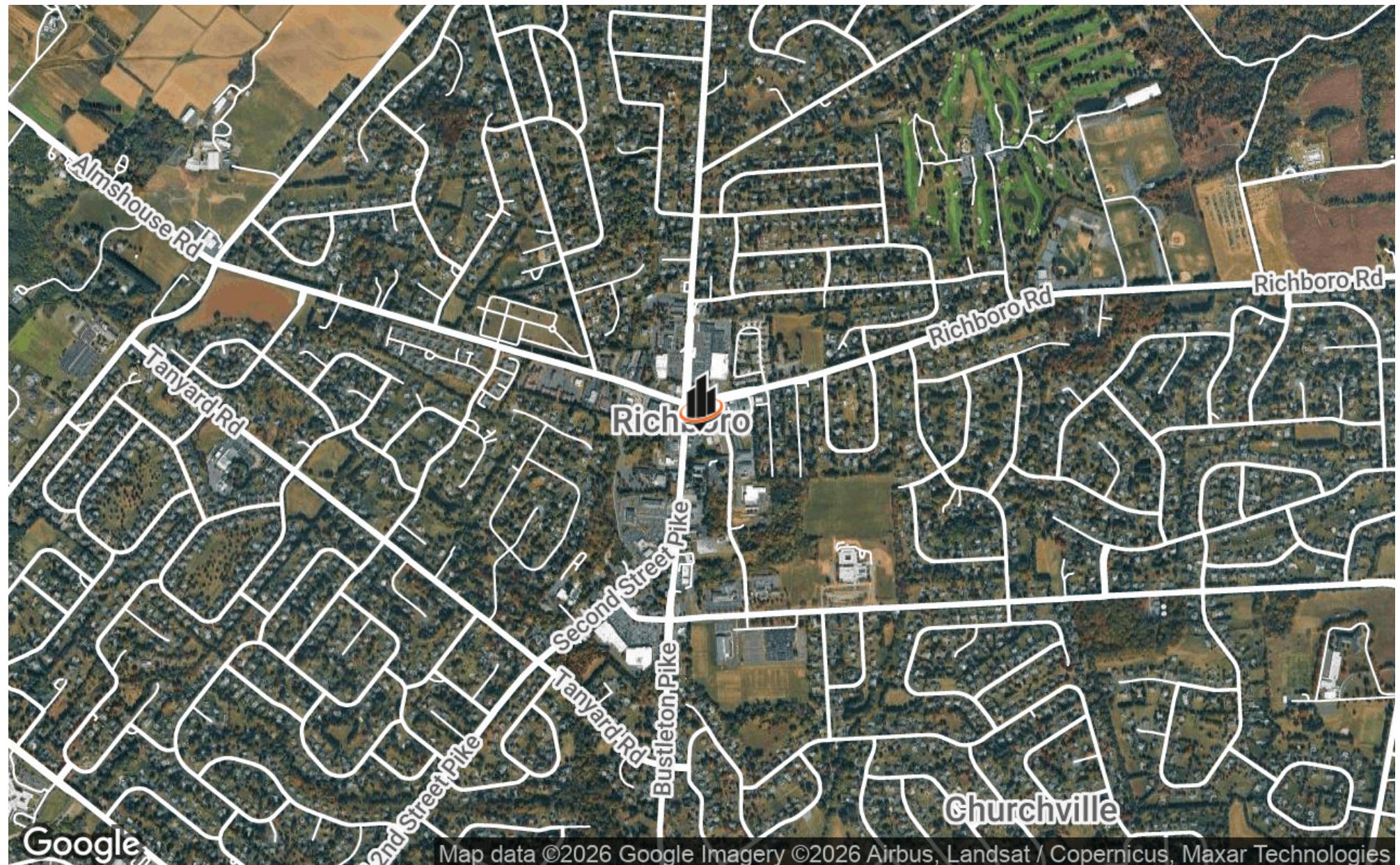


SECTION 2

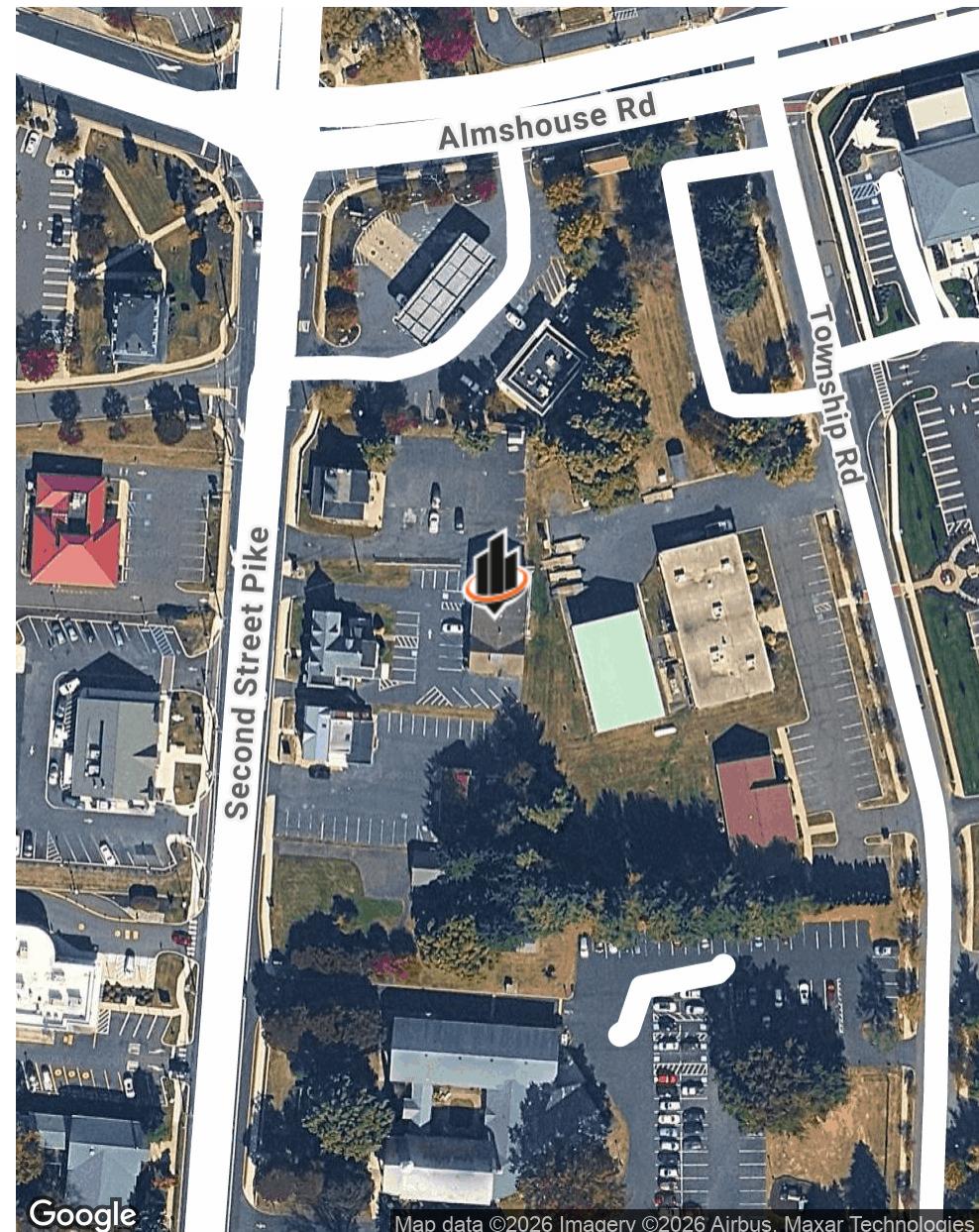
## The Location

Second Street Pike

## REGIONAL MAP



## LOCATION MAP





## SECTION 3

# The Demographics

Second Street Pike

# DEMOGRAPHICS MAP & REPORT

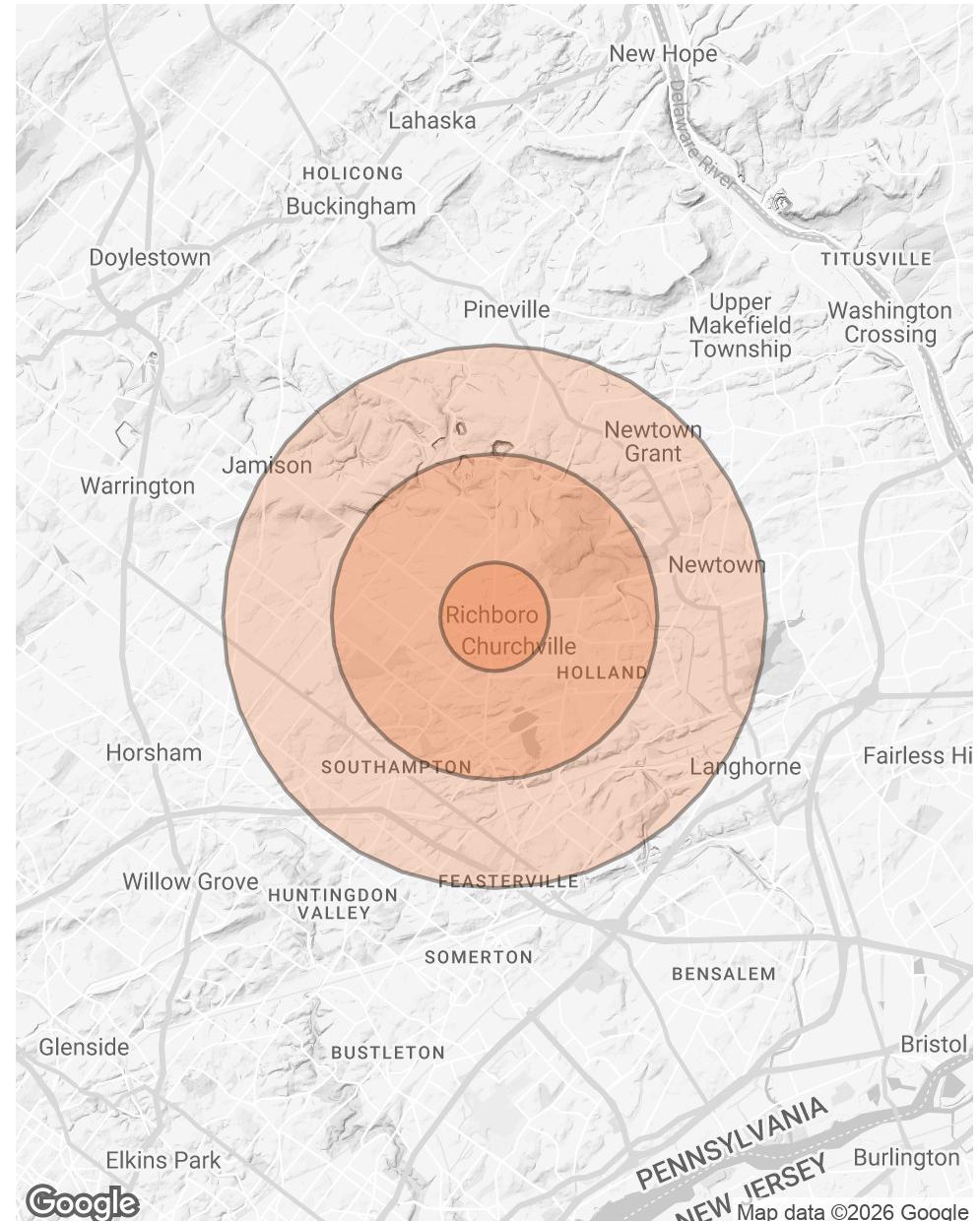
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,213	40,267	135,691
<b>AVERAGE AGE</b>	44	45	45
<b>AVERAGE AGE (MALE)</b>	43	43	44
<b>AVERAGE AGE (FEMALE)</b>	45	45	46

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,045	13,981	51,398
<b># OF PERSONS PER HH</b>	3	2.9	2.6
<b>AVERAGE HH INCOME</b>	\$208,713	\$176,603	\$155,795
<b>AVERAGE HOUSE VALUE</b>	\$619,820	\$569,097	\$524,658

Demographics data derived from AlphaMap





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