



OFFERING MEMORANDUM

**NET LEASED
INVESTMENT
OPPORTUNITY**

3 FRIENDS LANE

Newtown, PA 18940

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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.

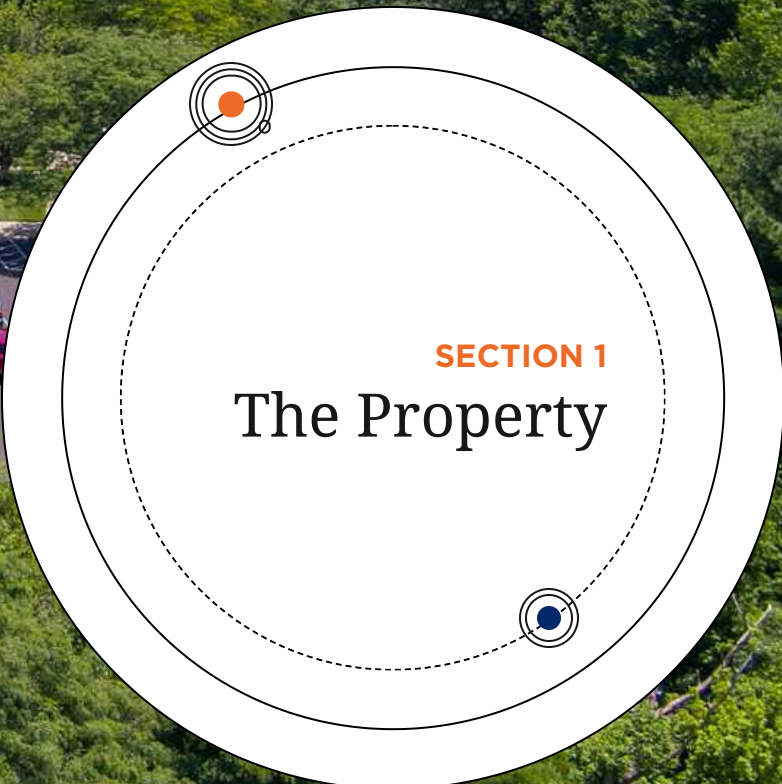
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.



SECTION 1
The Property

INVESTMENT SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,500,000
BUILDING SIZE:	19,464 SF±
LOT SIZE:	3.02 AC±
NOI:	\$457,776
CAP RATE:	7%
PRICE/SF:	\$334
YEAR BUILT:	1988
RENOVATED:	2017
ZONING:	O-LI

INVESTMENT OVERVIEW

SVN® is pleased to present a rare opportunity to acquire a high-quality, single-tenant absolute net-leased office investment in the heart of Newtown Township, one of the region’s most desirable submarkets. This ±20,000 square foot, three-story office building is fully leased to a well established financial institution with a history of strong growth and positive financial metrics, occupying the property since 2017. This offering presents an ideal opportunity for investors seeking stable returns, and a passive ownership structure with minimal landlord responsibilities. The property features exceptional curb appeal, blending stately design with modern functionality. Strategically positioned in a highly visible and easily accessible location, it offers direct connectivity to major regional thoroughfares.

LOCATION OVERVIEW

Located at the signalized intersection of Friends Lane and Newtown Yardley Road, at the gateway of Newtown Industrial Commons. Close proximity to numerous prominent restaurants, retailers, hotels, and eclectic shopping. Excellent regional accessibility—just 0.6 miles from PA-332, 1.8 miles from I-295/I-95, and 4.2 miles from the Scudder Falls Bridge—providing direct access to Philadelphia, Central and Southern New Jersey, and New York.

PROPERTY DETAILS

SALE PRICE	\$6,500,000
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LOCATION INFORMATION

STREET ADDRESS	3 Friends Lane
CITY, STATE, ZIP	Newtown, PA 18940
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Newtown Yardley Road
TOWNSHIP	Newtown Township
SIGNAL INTERSECTION	Yes
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 - 1.9 Mi.
NEAREST AIRPORT	Trenton-Mercer (TTN) - 7.1 Mi.
	Philadelphia Int'l (PHL) - 38.5 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	O-LI, Office Light Industrial District
LOT SIZE	3.02 AC±
APN #	29-010-107
RE TAXES (2025):	\$42,090
LOT FRONTAGE	400 ft
LOT DEPTH	357 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	13,456 VPD
TRAFFIC COUNT STREET	Newtown Yardley Rd

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING RATIO	5.0 / 1,000
NUMBER OF PARKING SPACES	100

INVESTMENT HIGHLIGHTS

- Exceptional, a single-tenant net leased office investment opportunity
- Positioned in one of the region's most in-demand commercial submarkets
- ±20,000 SF, three-story free-standing office building
- Long term, investment-grade tenant
- Absolute NNN Lease structure
- No landlord responsibilities throughout the term
- Attractive 7% CAP Rate
- Immediate income from existing long-term tenant
- Amenities rich neighborhood
- Walking or short driving distance to restaurants, hotels, and lifestyle destinations
- Strong connectivity to Philadelphia, New Jersey, and New York metro areas



ADDITIONAL PHOTOS





TENANT OVERVIEW

COMPANY:	Inspire Federal Credit Union
FOUNDED:	1936
LOCATIONS:	Newtown, Bristol, Langhorne, Warminster and Bensalem
HEADQUARTERS:	Newtown, Pennsylvania
WEBSITE:	https://inspirefcu.org/

ABOUT INSPIRE

Inspire Federal Credit Union is a progressive, not-for-profit financial institution proudly serving the Bucks County community for over 80 years, and Philadelphia County since 2024. Dedicated to building long-term relationships, Inspire offers members personalized financial solutions and competitive services to help them achieve their goals with confidence.

Its membership consists of individuals and businesses residing in Bucks and Philadelphia Counties. Members benefit from an attentive, service-focused approach designed to exceed expectations in both products and support.

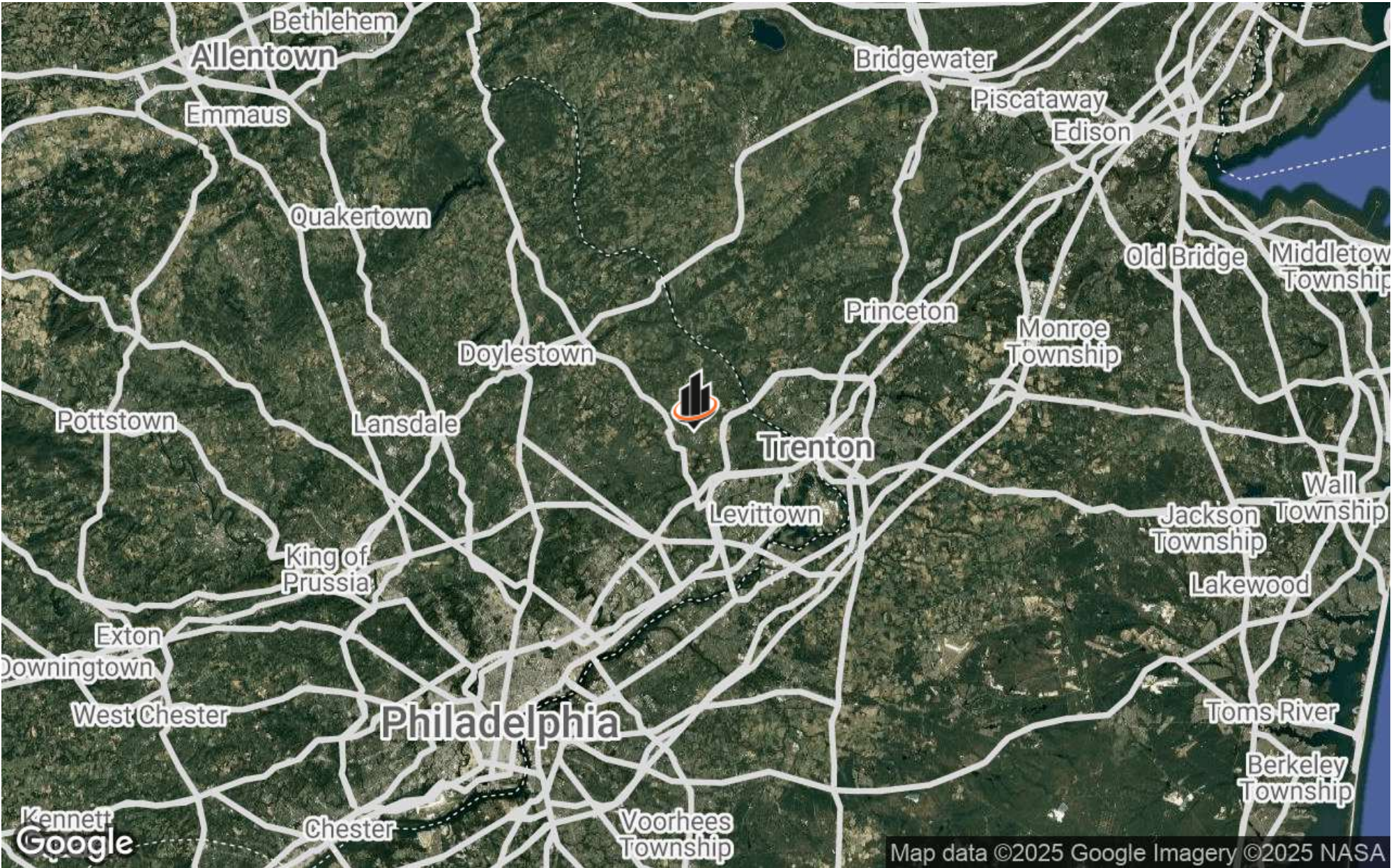
The credit union is led by a team of experienced professionals with nearly 150 years of combined expertise in the financial services industry. Governance is provided by a volunteer board of directors elected by the institution's more than 15,000 members. Together, the board and executive leadership ensure Inspire's mission remains focused on the financial well-being of its members.

Thanks to its outstanding service and commitment to community values, Inspire Federal Credit Union has consistently earned recognition—including being named Best Credit Union of Bucks County each year since 2013 by the Bucks County community.

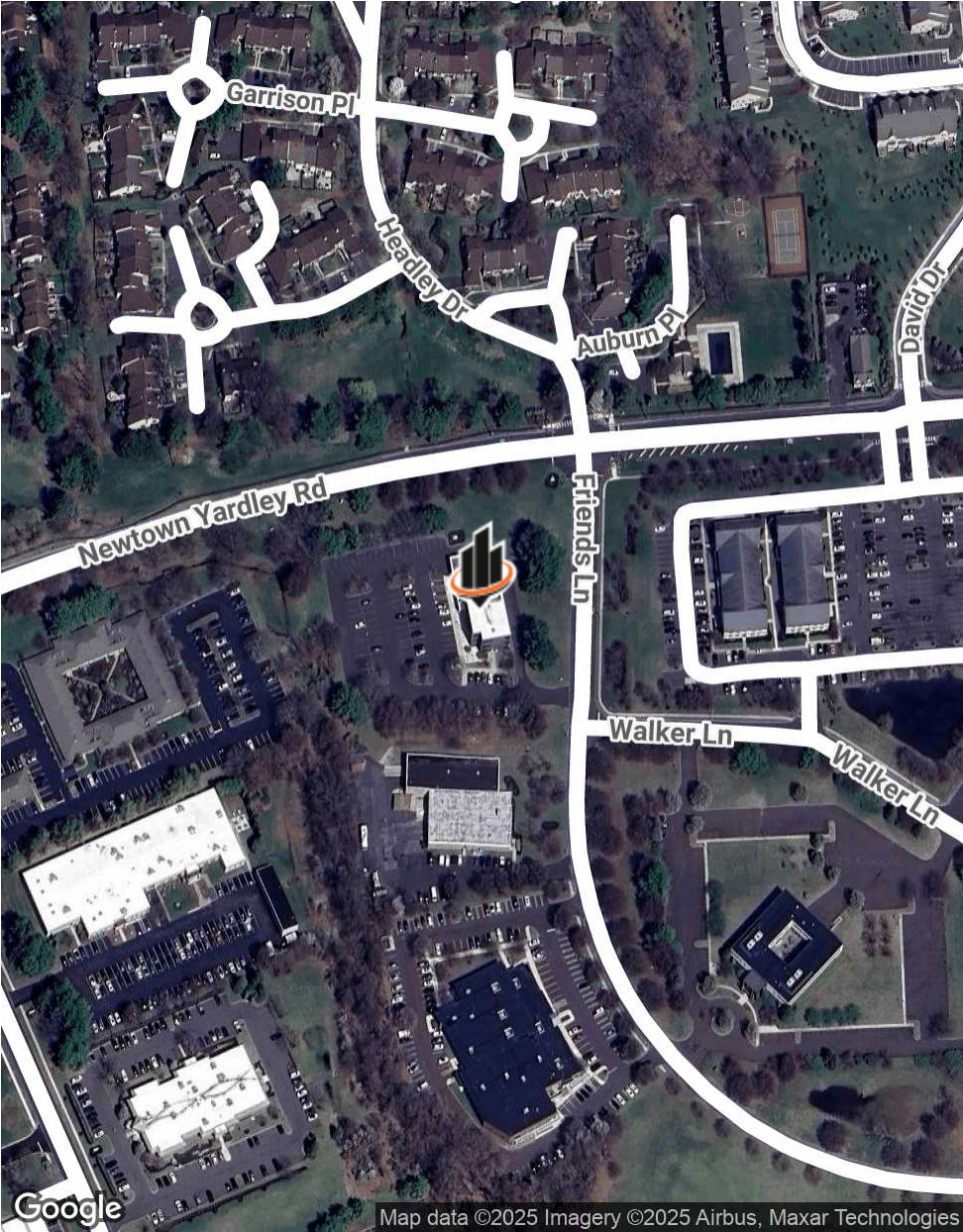
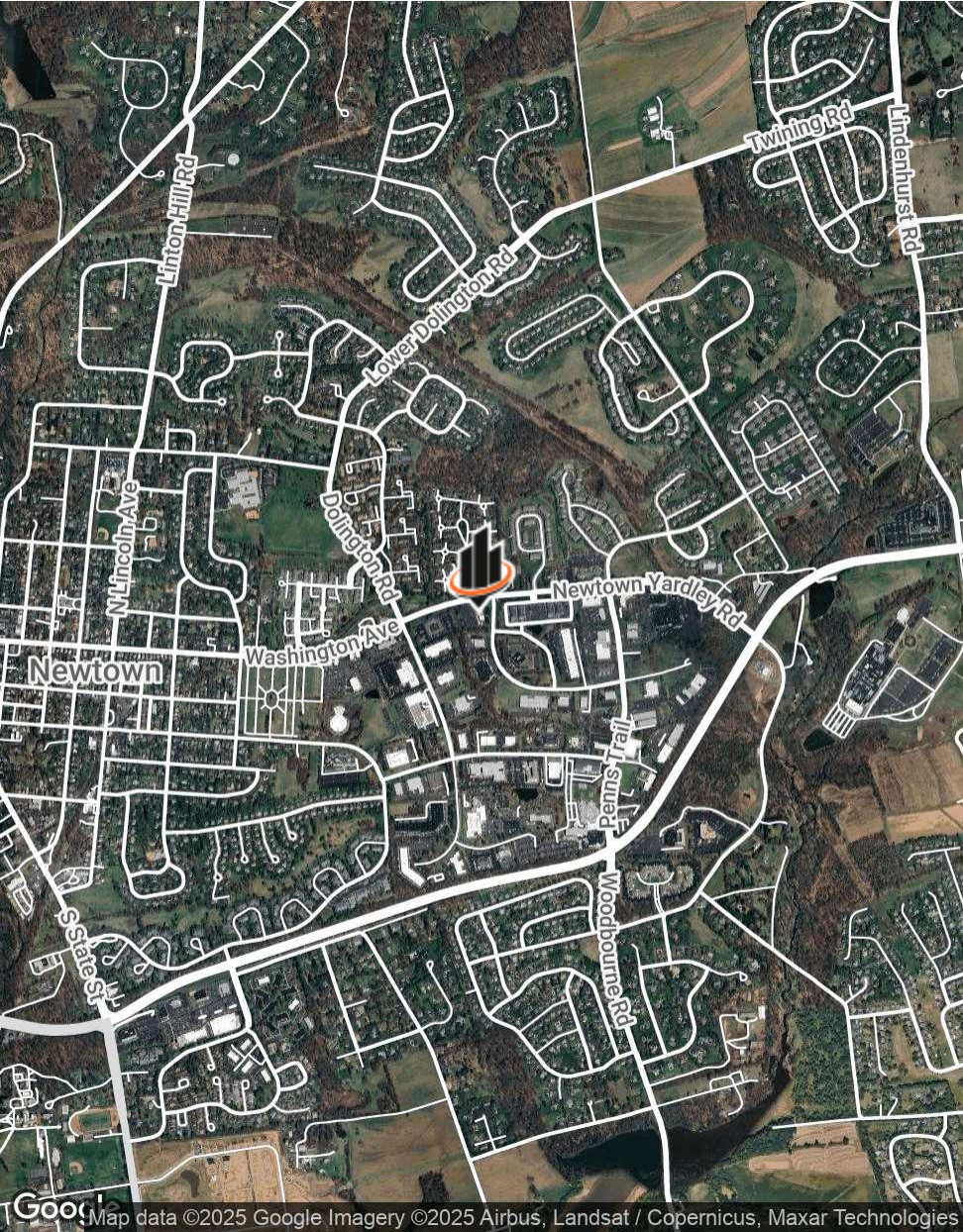


SECTION 2
The Location

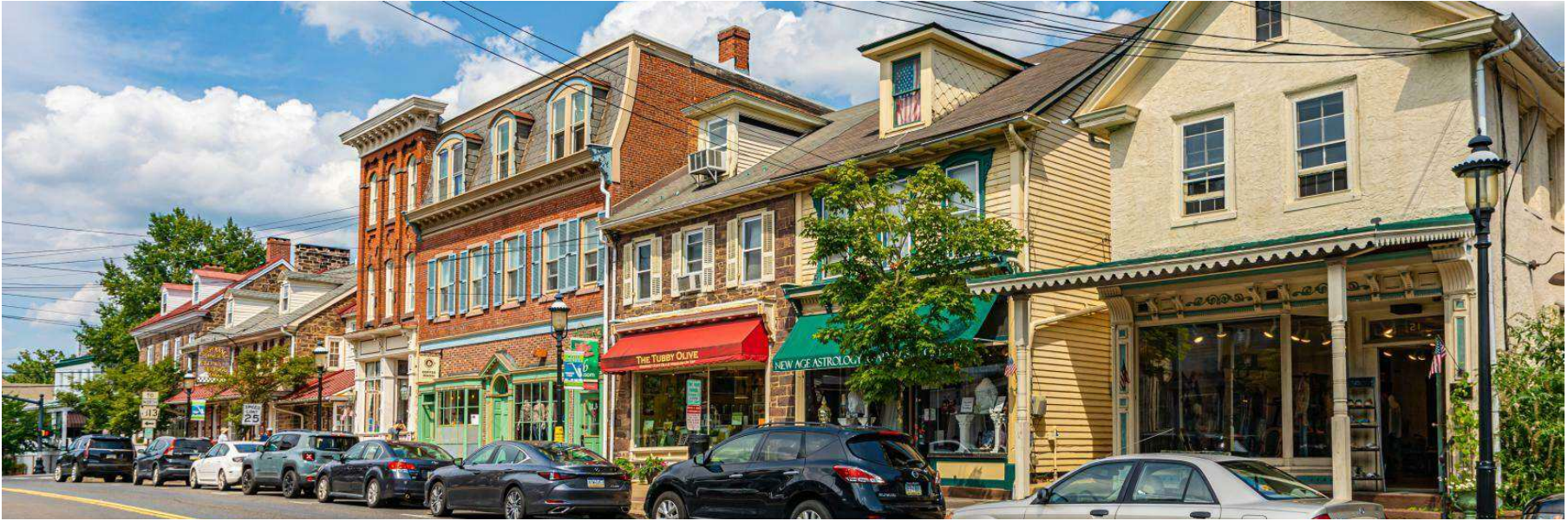
REGIONAL MAP



LOCATION MAP



NEWTOWN TOWNSHIP, BUCKS COUNTY, PA



Positioned in the heart of Bucks County, Newtown Township is widely recognized as one of the region's most dynamic and economically resilient communities. Located just 25 miles north of Center City Philadelphia and within close proximity to the New York City metro area, Newtown offers investors the unique advantage of a prime suburban setting with direct access to the Northeast Corridor's most influential markets.

Newtown's economy is anchored by a diverse mix of thriving sectors, including healthcare, life sciences, professional services, and advanced technology. Major employers such as St. Mary Medical Center and leading pharmaceutical and corporate firms contribute to a strong local employment base. The township consistently maintains unemployment rates below state and national averages, reflecting the area's business-friendly environment and the depth of its highly skilled workforce.

With convenient access to I-95, Route 1, and the Pennsylvania Turnpike, the township enjoys superior regional connectivity for both commuters and corporate logistics. SEPTA's regional rail service provides direct links to Philadelphia's urban core, while Philadelphia International Airport and Lehigh Valley International Airport are both within easy driving distance, supporting seamless travel and business operations.

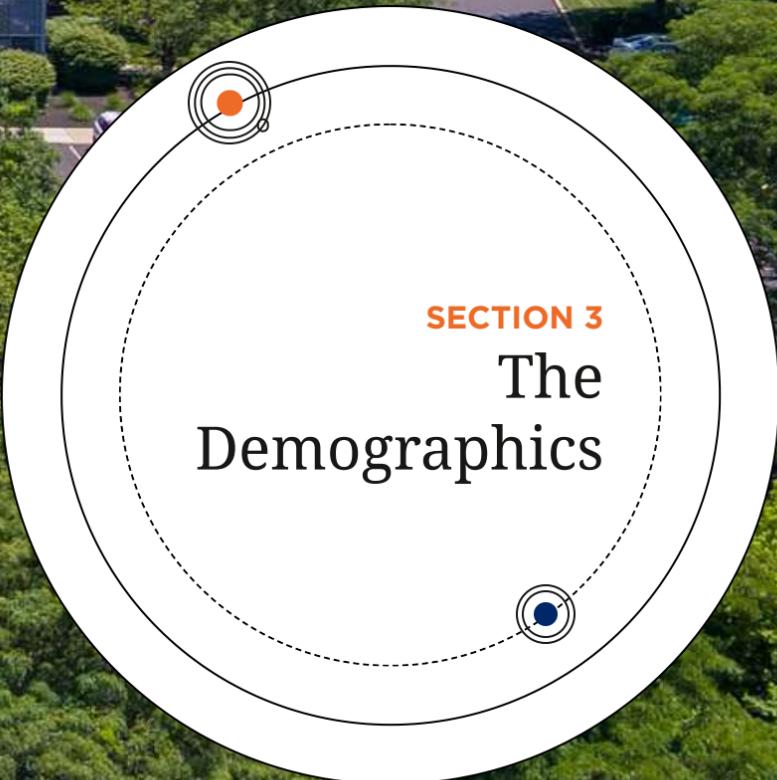
Newtown also stands out for its exceptional quality of life. Surrounded by scenic landscapes and steeped in historic charm, the area features top-ranked public schools, abundant recreational opportunities, and a vibrant mix of shopping, dining, and cultural attractions. Over 45% of local residents hold a bachelor's degree or higher, underscoring the strength of the local talent pool and consumer base. This affluent and well-educated demographic creates strong demand for professional office space and long-term commercial stability.

GREATER PHILADELPHIA AREA



The Greater Philadelphia metropolitan area represents one of the most significant economic regions in the United States, encompassing 11 counties across Pennsylvania, New Jersey, and Delaware with a combined population of over 6 million residents. This expansive region generates substantial economic output through its diverse industrial base, anchored by world-renowned healthcare and life sciences companies, major financial services firms, and Fortune 500 corporations including Comcast, Johnson Controls, and AmerisourceBergen. Strategically positioned along the Northeast Corridor between New York City and Washington D.C., Greater Philadelphia benefits from exceptional transportation infrastructure including major highways, rail networks, and the Port of Philadelphia, making it a crucial logistics and distribution hub for the Eastern seaboard. The region's economy is further strengthened by its concentration of higher education institutions, advanced manufacturing capabilities, and emerging technology sectors, while its proximity to major metropolitan markets provides businesses with access to over 50 million consumers within a 300-mile radius.

- Strategic Location - Positioned between NYC and Washington D.C. with access to 50+ million consumers within 300 miles
- Fortune 500 Hub - Home to major corporations including Comcast, Johnson Controls, and AmerisourceBergen
- Healthcare & Life Sciences Leader - World-class medical institutions and pharmaceutical companies drive innovation
- Transportation Gateway - Port of Philadelphia, extensive rail/highway networks, and major airport access
- Educated Workforce - Top universities including UPenn, Drexel, and Temple fuel skilled talent pipeline



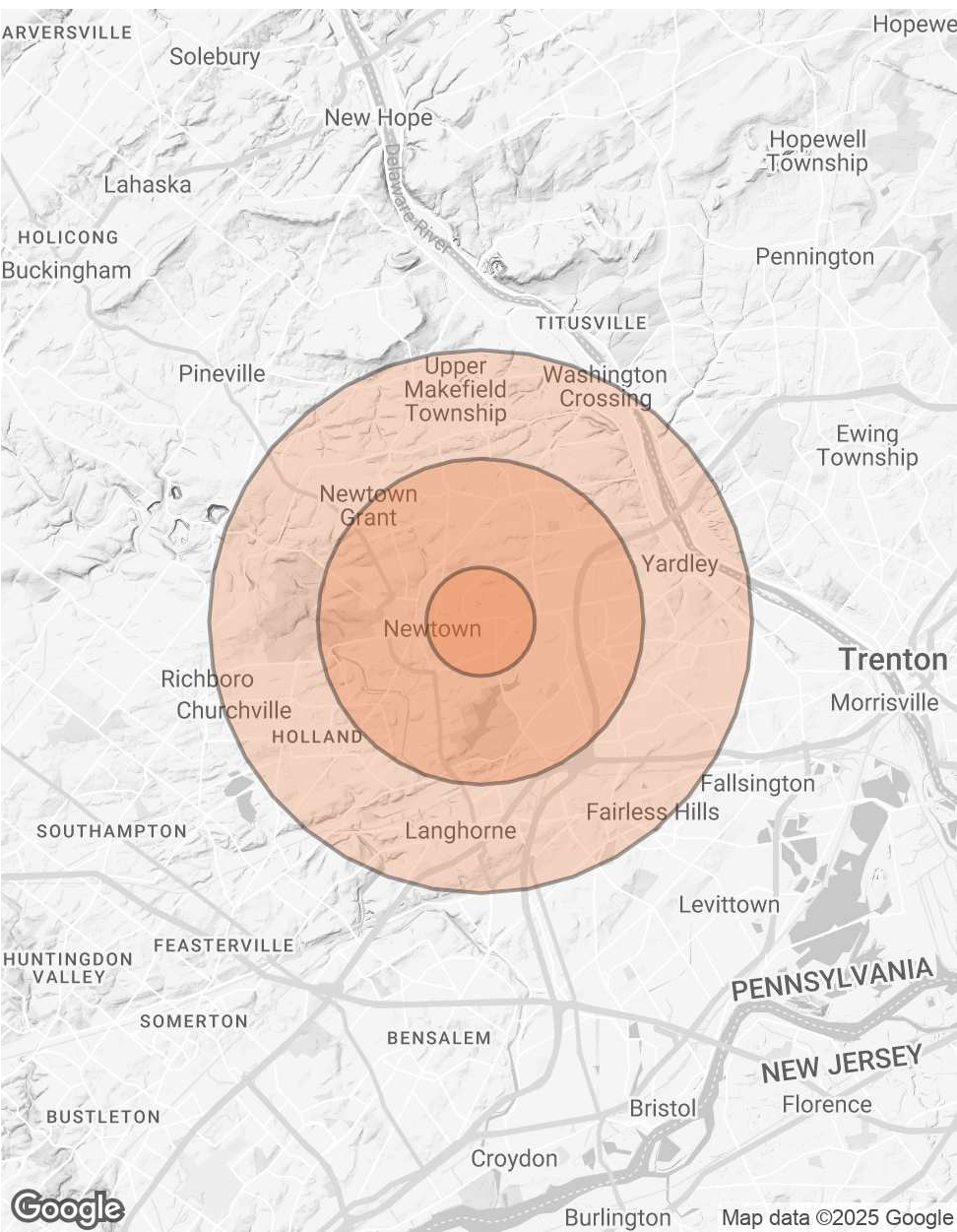
SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,301	45,920	116,161
AVERAGE AGE	47	46	45
AVERAGE AGE (MALE)	45	44	44
AVERAGE AGE (FEMALE)	48	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,968	18,210	44,332
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$190,356	\$188,604	\$183,266
AVERAGE HOUSE VALUE	\$676,590	\$618,922	\$601,875

Demographics data derived from AlphaMap





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