

**OFFERING MEMORANDUM**

# Class "A" Professional Office Space in Newtown

**3 FRIENDS LANE**

Newtown, PA 18940

**PRESENTED BY:**

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**SECTION 1**

**The Property**





## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$28.50 SF/yr (MG)
<b>PROPERTY TYPE:</b>	Office
<b>BUILDING SIZE:</b>	19,464 SF±
<b>AVAILABLE SF:</b>	3,850 SF±
<b>LOT SIZE:</b>	3.02 AC±
<b>YEAR BUILT:</b>	1988
<b>RENOVATED:</b>	2017
<b>ZONING:</b>	O-LI

### PROPERTY OVERVIEW

SVN is pleased to present this office space located in Newtown Township, Bucks County, Pennsylvania. This exceptional space demonstrates thoughtfulness in design, construction and character. The steel frame construction is appointed with glass on all sides, ensuring an abundance of natural light throughout the building. The available space is approximately 3,850 SF and located on the first floor. It is comprised of reception room, large open space, multiple conference rooms, private offices and kitchenette. The interior offers great character, unique finishes and versatile floor plan, which accommodates many potential uses. The property is located in a highly visible location, halfway between Center City, Philadelphia and Princeton, New Jersey and within immediate proximity of several highway access points. The site is also within close proximity of several major medical systems. The building is elevator served, fully sprinklered and offers ample parking.

### LOCATION OVERVIEW

Located at the signalized intersection of Friends Lane and Newtown Yardley Road, the area's well known thoroughfare. Situated at the gateway of Newtown Industrial Commons and in close proximity to numerous prominent retailers, hotels, restaurants, eclectic shopping, fine dining and other cultural attractions. The site is located 0.6 miles to PA-332, 1.8 miles to I-295/95 and 4.2 miles to Scudder Falls Bridge, offering convenient access to Philadelphia, Central and Southern New Jersey and New York.

## PROPERTY DETAILS

LEASE RATE	<b>\$28.50 SF/YR (MG)</b>
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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-295 - 1.9 Mi.
NEAREST AIRPORT	Trenton-Mercer (TTN) - 7.1 Mi. Philadelphia International Airport (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
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



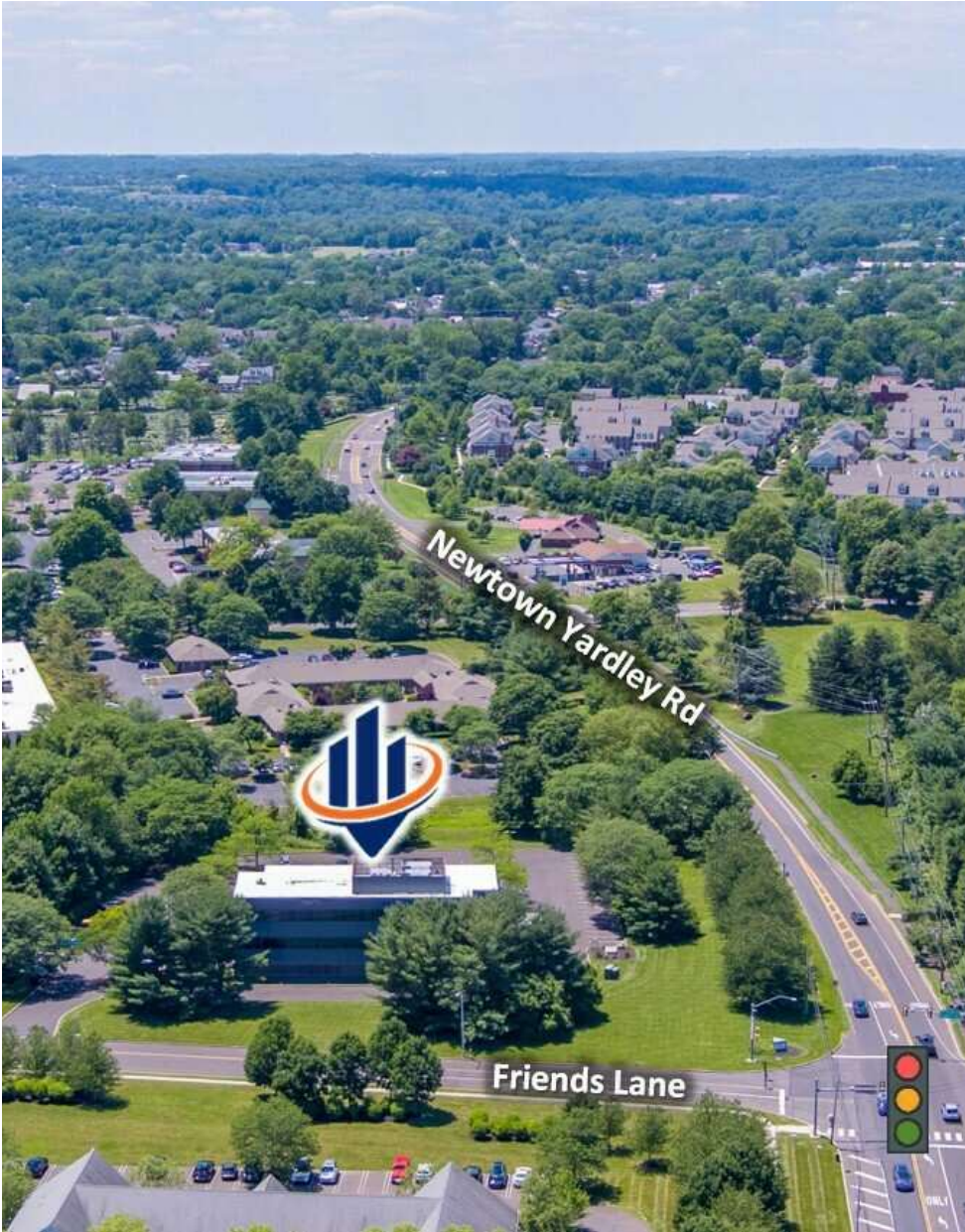
## PROPERTY HIGHLIGHTS

- Prominent Class "A" office space
- Prime Newtown location
- 3,850 SF± available
- First floor location
- Modern finishes
- Abundance of natural light
- Available for immediate occupancy
- Corner location / signalized intersection
- Ample parking
- Diverse platform of national, regional, local and specialty retailers in close proximity
- Ideally located for business and consumer access
- Proximate to affluent and populated residential neighborhoods
- Quality demographic profile
- Convenient access to major connecting routes



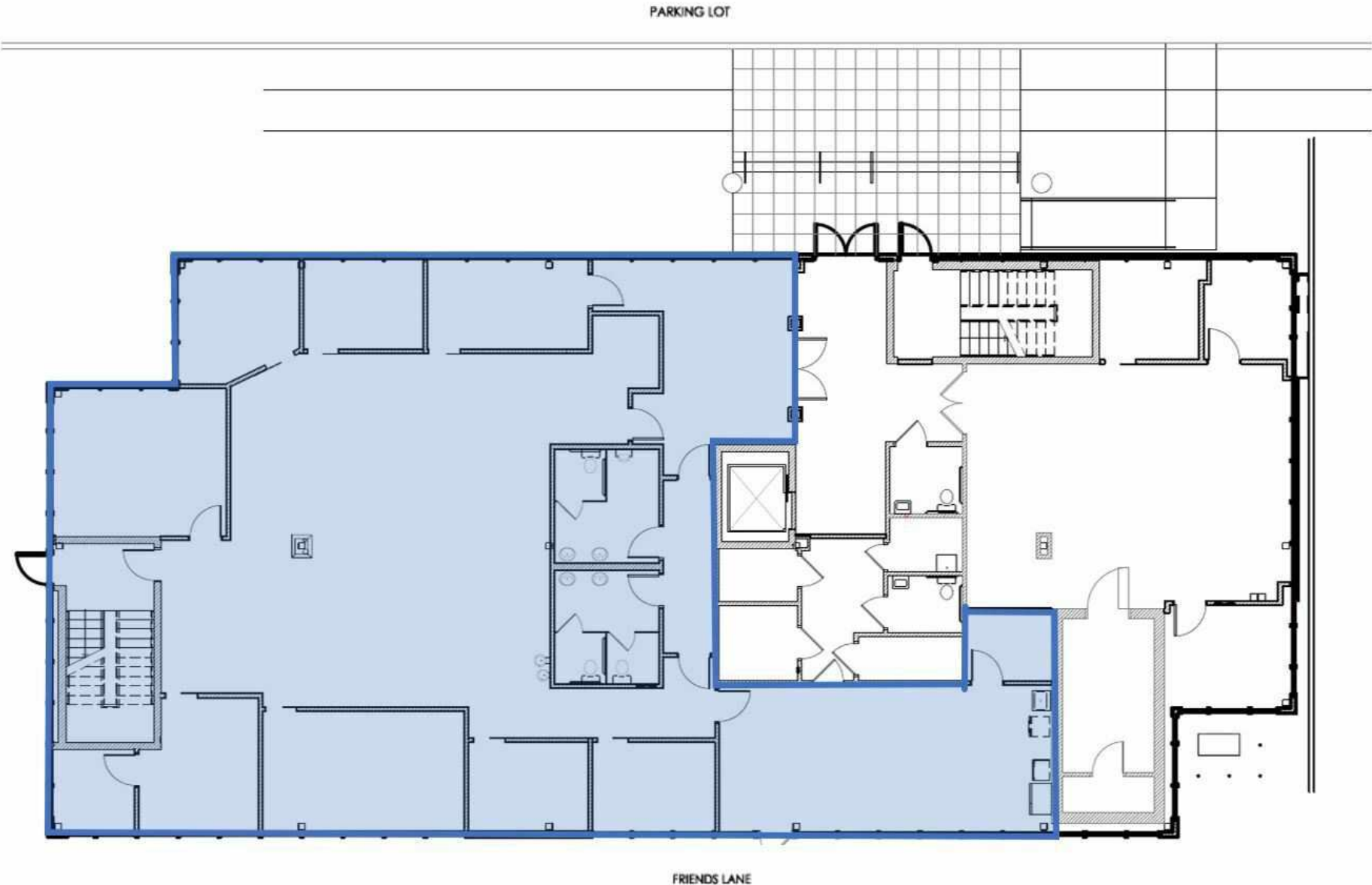


ADDITIONAL PHOTOS





FLOOR PLAN



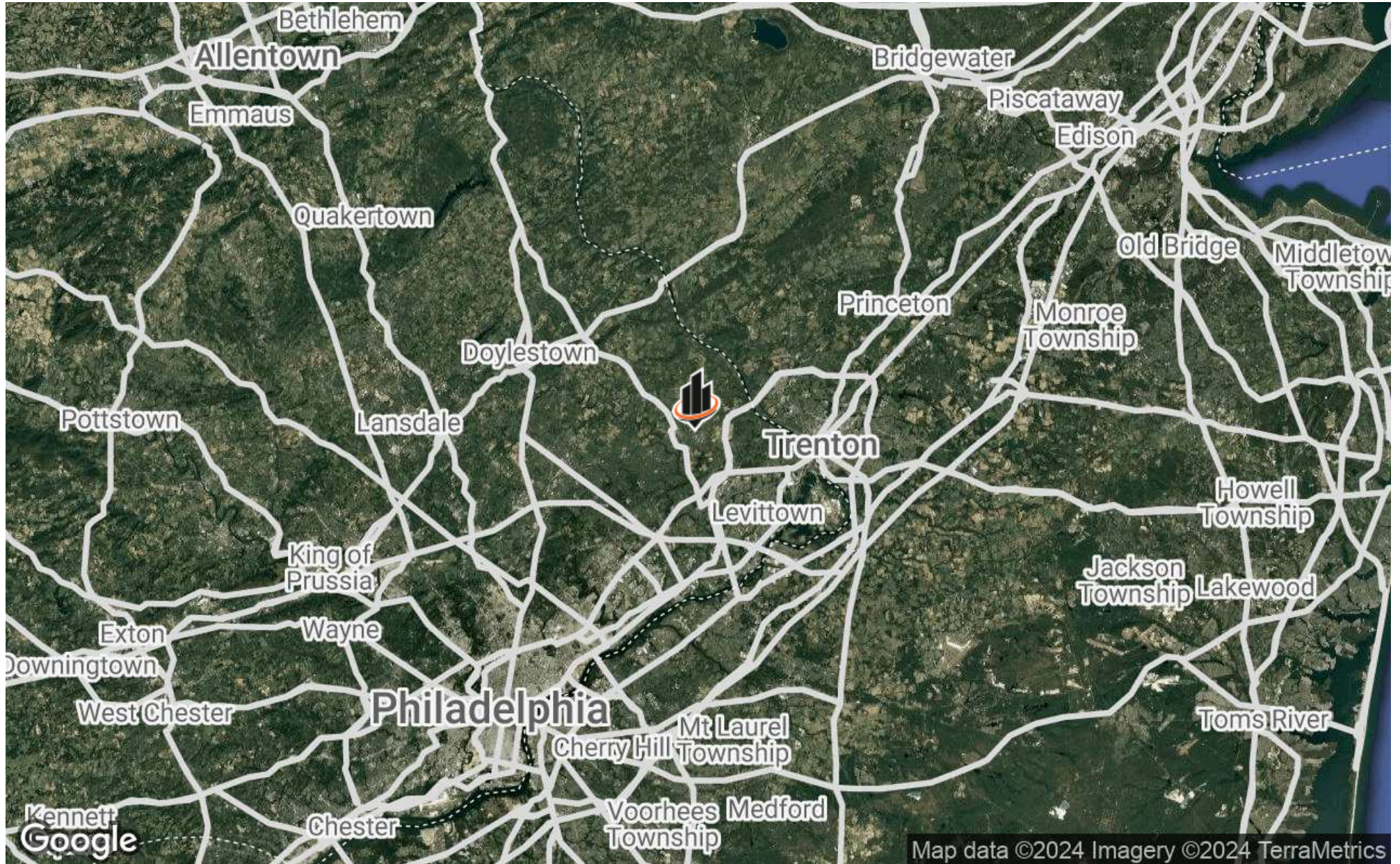




**SECTION 2**  
**The Location**

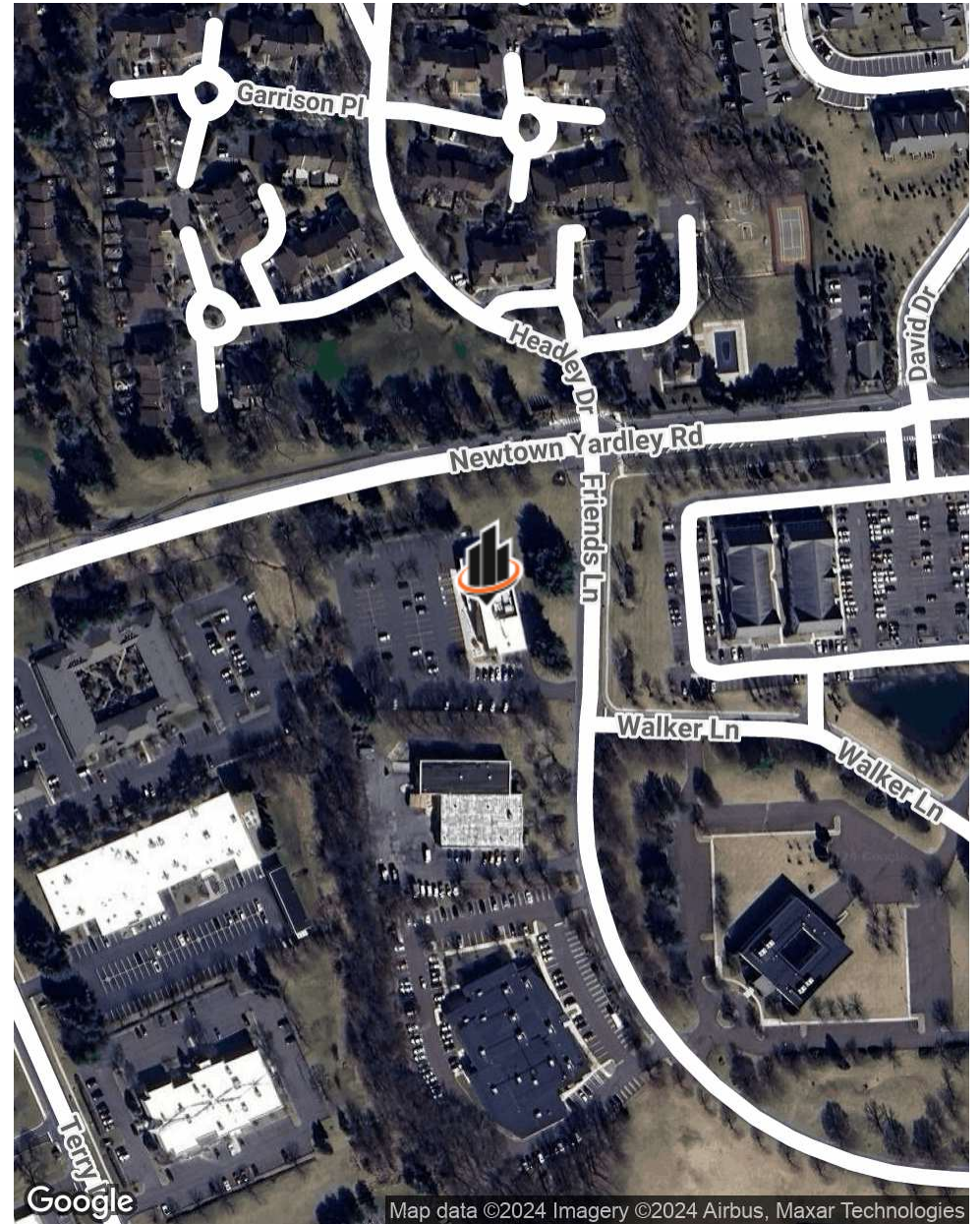
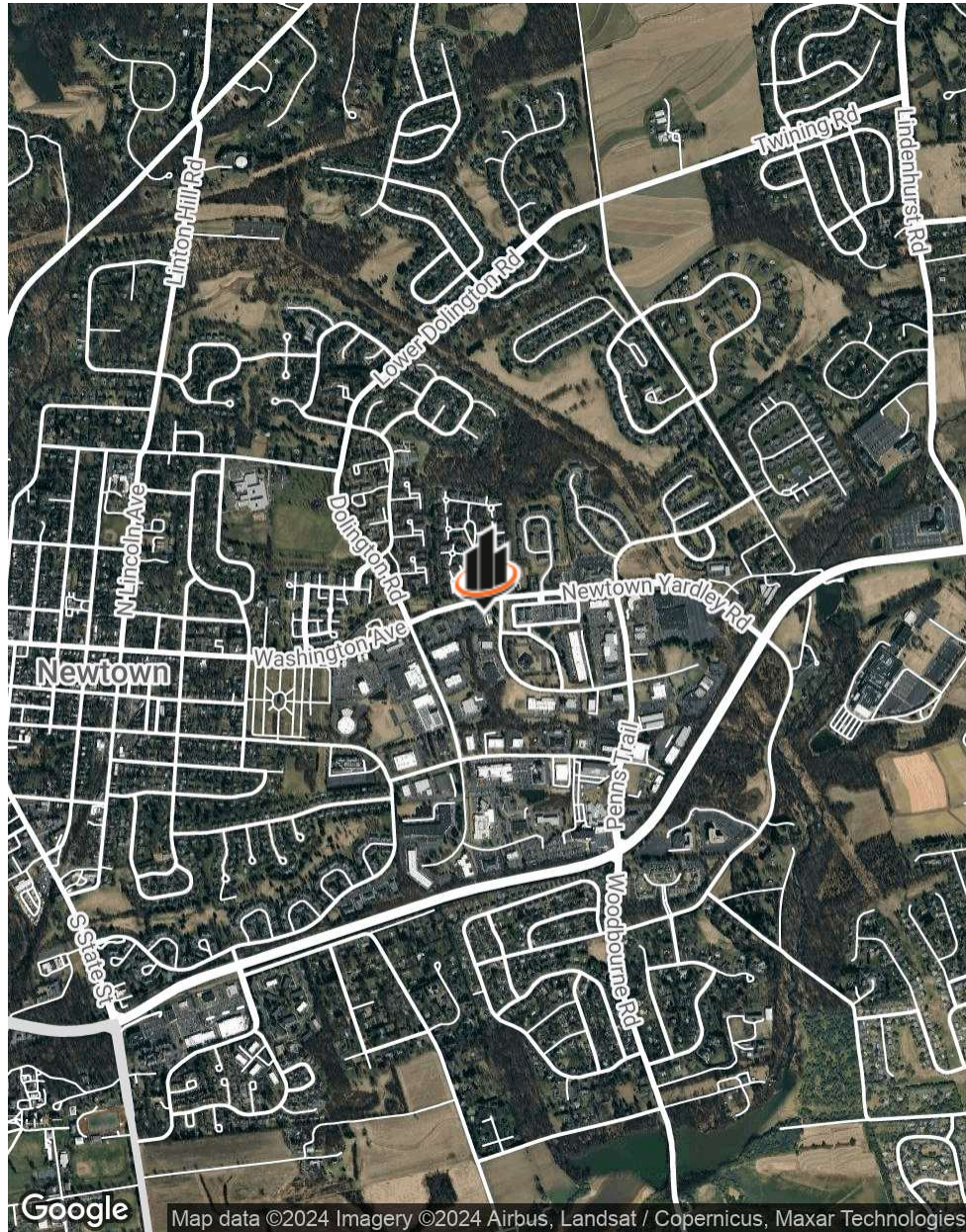


REGIONAL MAP





# LOCATION MAP







SECTION 3  
The  
Demographics



# DEMOGRAPHICS MAP & REPORT

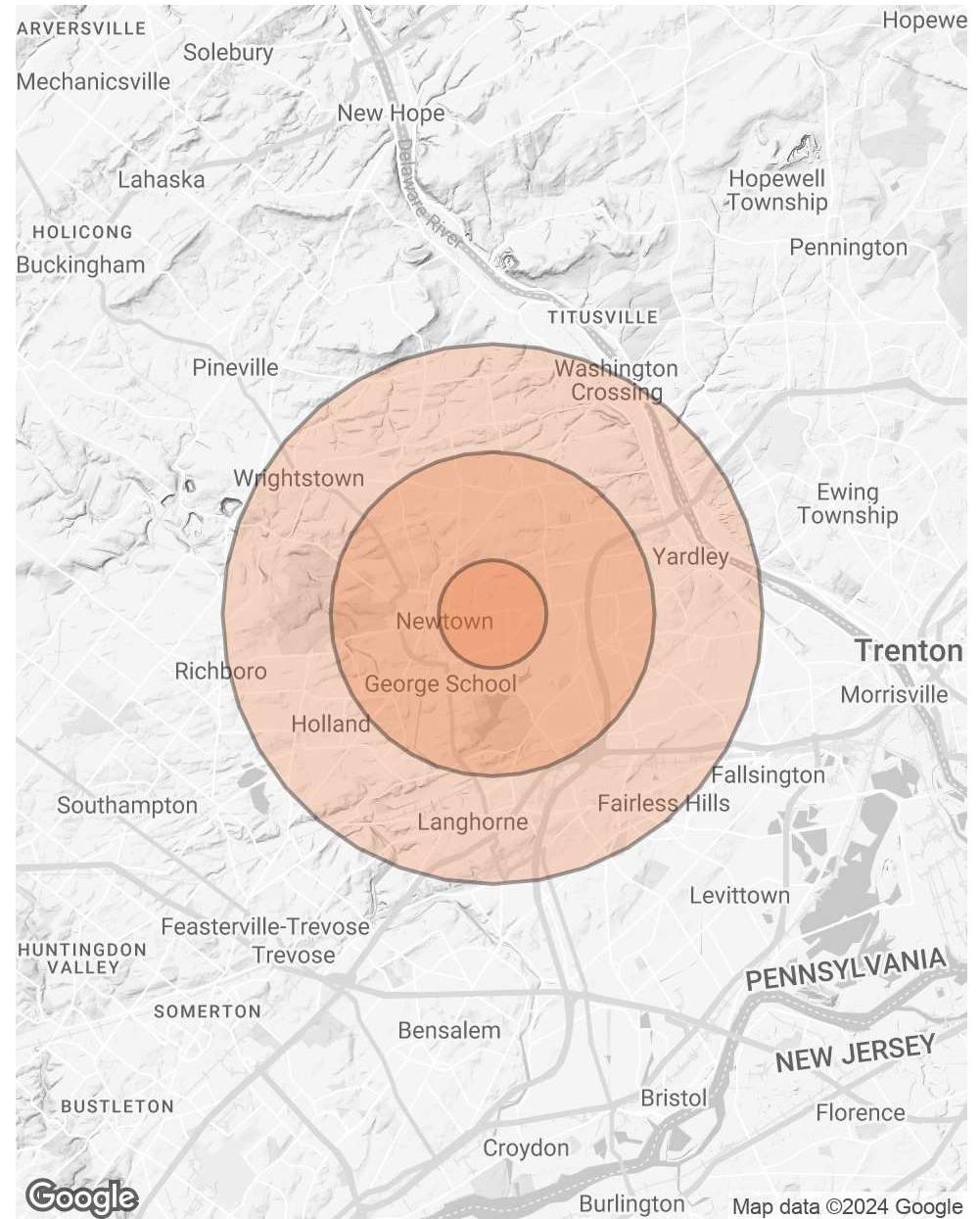
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,113	43,889	121,710
<b>AVERAGE AGE</b>	44.6	42.9	41.7
<b>AVERAGE AGE (MALE)</b>	42.9	41.2	40.2
<b>AVERAGE AGE (FEMALE)</b>	45.4	43.8	42.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,341	16,009	43,382
<b># OF PERSONS PER HH</b>	2.6	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$113,075	\$129,207	\$125,354
<b>AVERAGE HOUSE VALUE</b>	\$416,338	\$443,143	\$422,922

2020 American Community Survey (ACS)







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