

OFFERING MEMORANDUM

Excellent Automotive Dealership Site

1189 N WEST END BLVD

Quakertown, PA 18951

PRESENTED BY:

CHICHI E. AHIA, SIOR

O: 215.757.2500 x2202

chichi.ahia@svn.com

PA #RM423727

MONIKA POLAKEVIC, CCIM

O: 215.757.2500 x2204

monika.polakevic@svn.com

PA #RS 293807



EXCLUSIVELY MARKETING BY:



CHICHI E. AHIA, SIOR

Executive Director/ Principal

Direct: 215.757.2500 x2202
chichi.ahia@svn.com

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



MONIKA POLAKEVIC, CCIM

Senior Advisor

Direct: 215.757.2500 x2204
monika.polakevic@svn.com

PA #RS 293807 // NJ #0789312



Table of Contents

5

THE PROPERTY

Property Summary
Property Details
Property Highlights
Additional Photos

6
7
8
9

10

THE LOCATION

Regional Map
Location Map
Parcel Map

11
12
13

14

THE DEMOGRAPHICS

Demographics Map & Report

15

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



N West End Blvd / Route 309

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$995,000
BUILDING SIZE:	864 SF±
LOT SIZE:	1.99 AC±
ZONING:	PC
MARKET:	Philadelphia
SUBMARKET:	Upper Bucks County
TRAFFIC COUNT:	35,751 VPD

PROPERTY OVERVIEW

SVN is pleased to present an outstanding opportunity to purchase a prime retail site in Quakertown, PA. The property benefits from an excellent commercial location with almost 250 feet of frontage on Route 309 (N. West End Blvd.), as well as excellent visibility and prime signage opportunities. The site is currently improved with an approximately 864 SF± retail building and utilized as an automotive dealership with parking for 75+ cars. Existing 1BR/1BA residential apartment and storage container also on premises. The easily accessible location is in close proximity to both commercial and residential trade areas and an abundance of amenities. Versatile Planned Commercial (PC) zoning district allows a multitude of uses which are permitted by right.

LOCATION OVERVIEW

The property is located in Richland Township in Bucks County, Pennsylvania. Ideally situated between expanding Lehigh Valley and Philadelphia suburban market. Pennsylvania Route 309 is the most prominent highway serving Richland Township. It follows West End Boulevard along a southeast-to-northwest portions of the township. Convenient access to other commuting routes including PA-663 (4.8 miles), I-476 (5.9 miles) and I-78 (13 miles).

PROPERTY DETAILS

SALE PRICE	\$995,000
-------------------	------------------

LOCATION INFORMATION

STREET ADDRESS	1189 N West End Blvd
CITY, STATE, ZIP	Quakertown, PA 18951
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Upper Bucks County
CROSS-STREETS	W. Zion Hill Rd
TOWNSHIP	Richland Township
MARKET TYPE	Medium
NEAREST HIGHWAY	I-476 - 5.9 Mi.
NEAREST AIRPORT	Lehigh Valley International Airport (ABE) - 16.2 Mi.

BUILDING INFORMATION

YEAR BUILT	1947
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Vehicle Related
ZONING	PC-Planned Commercial
LOT SIZE	1.99 AC±
APN #	36-005-019-001
RE TAXES (2023)	\$4,429
LOT FRONTAGE	248 ft
LOT DEPTH	327 ft
TRAFFIC COUNT	35,751 VPD
TRAFFIC COUNT STREET	Route 309

PROPERTY HIGHLIGHTS

- Prime retail opportunity
- Existing automotive dealership
- 1.99 AC± land area
- 864 SF± building
- Strong traffic count - over 35,000 VPD
- Highly visible/accessible location
- Excellent signage opportunity
- Strong demographic profile
- Ideally located for business and consumer access
- Amenities rich location
- Close to numerous restaurants and eateries
- Commutable proximity to/from Allentown and Philadelphia
- Planned Commercial zoning district - abundant permitted uses



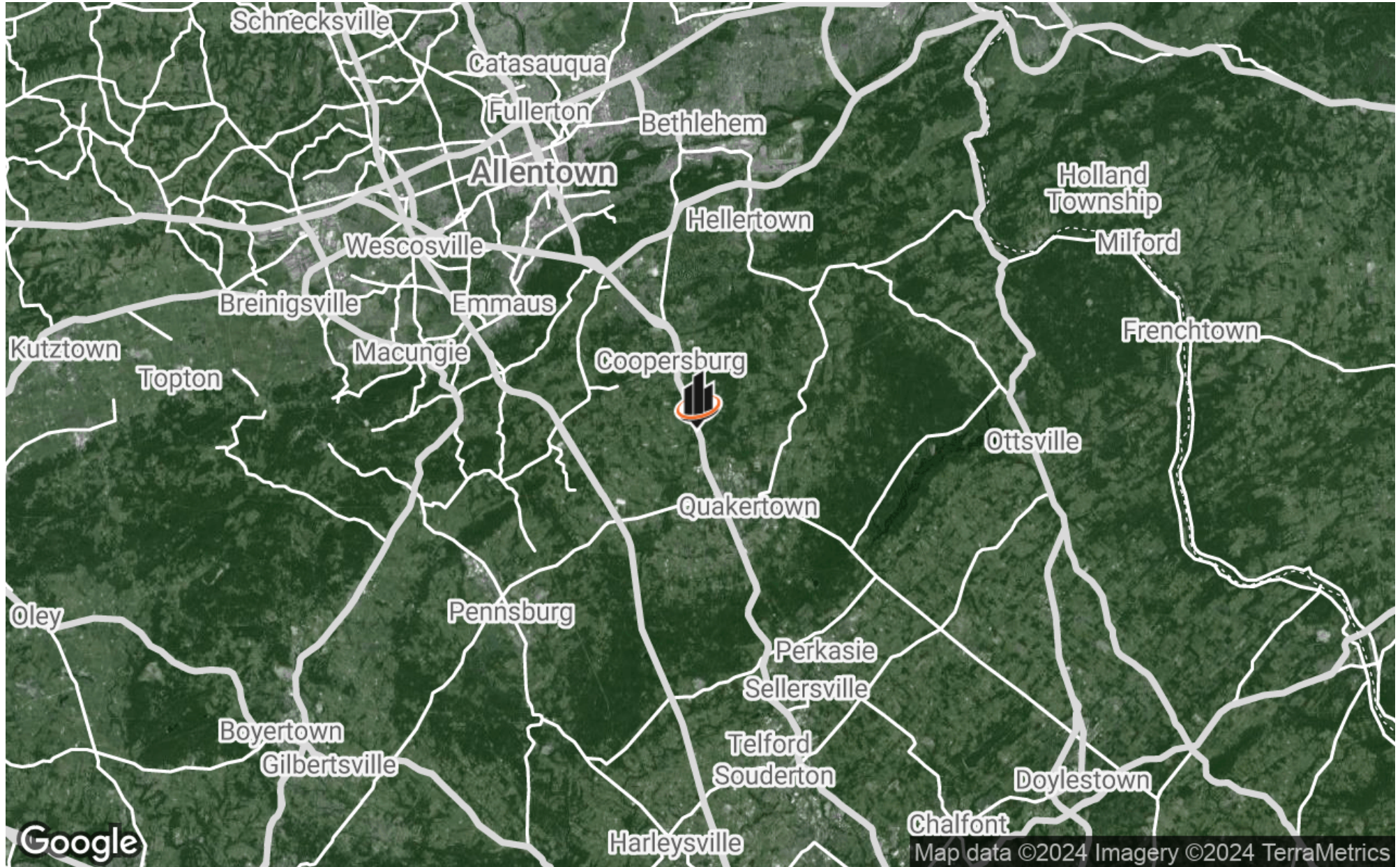
ADDITIONAL PHOTOS



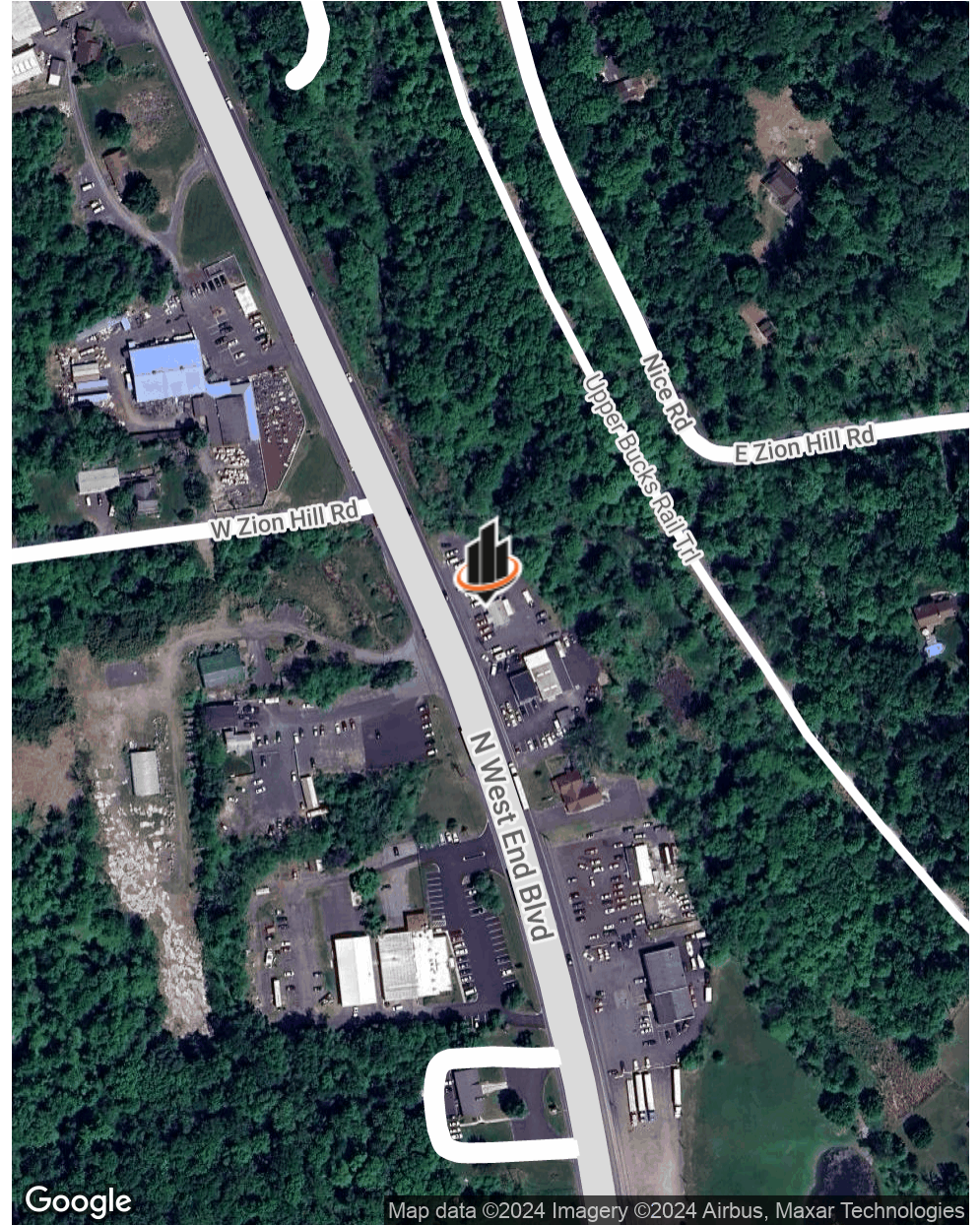
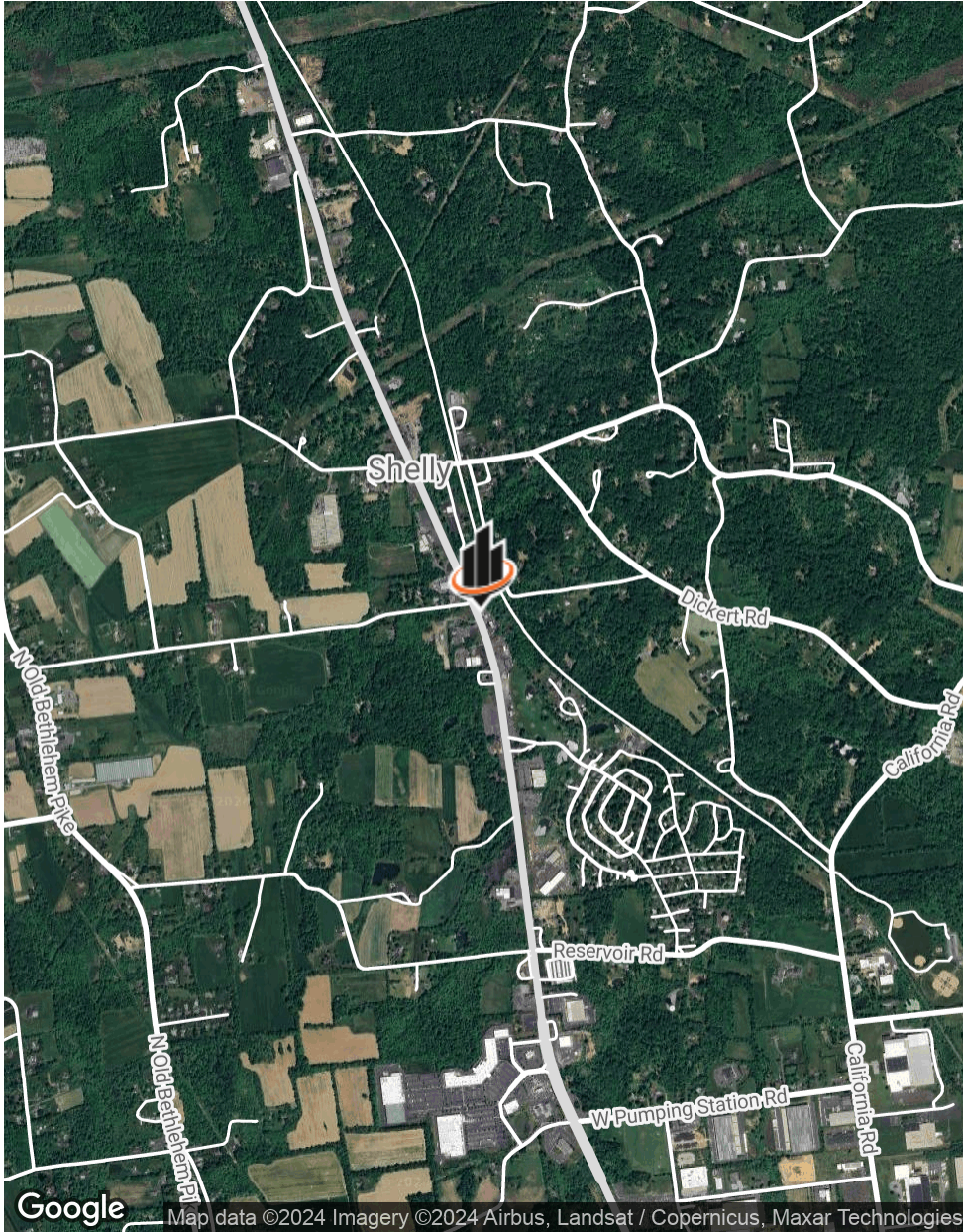


N West End Blvd / Route 309

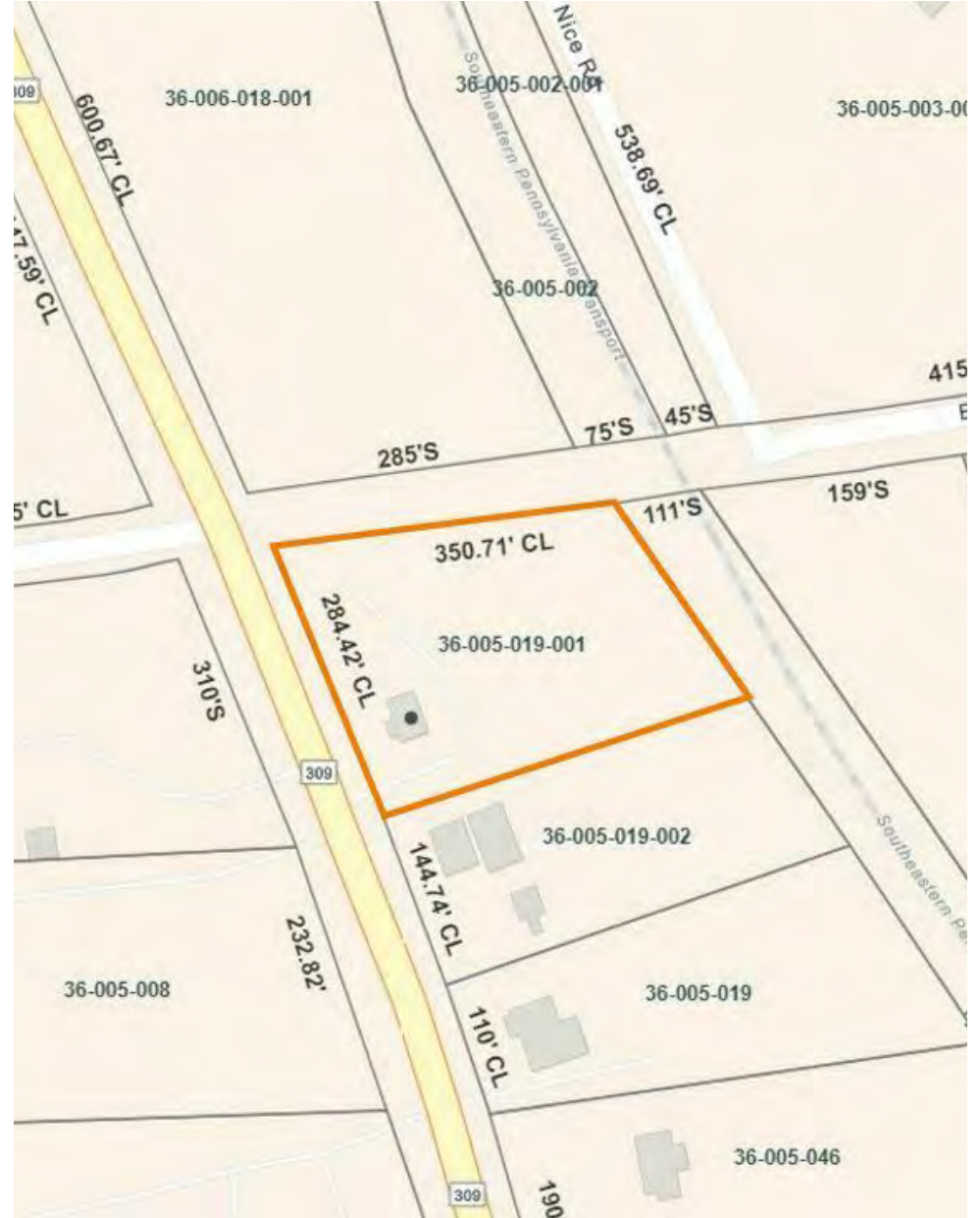
REGIONAL MAP

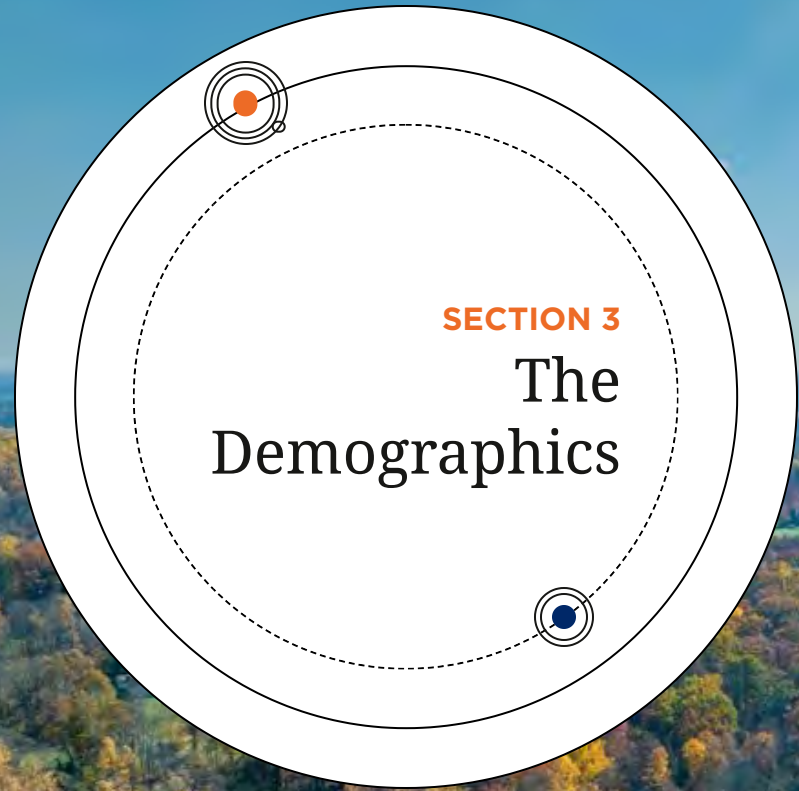


LOCATION MAP



PARCEL MAP





SECTION 3

**The
Demographics**



DEMOGRAPHICS MAP & REPORT

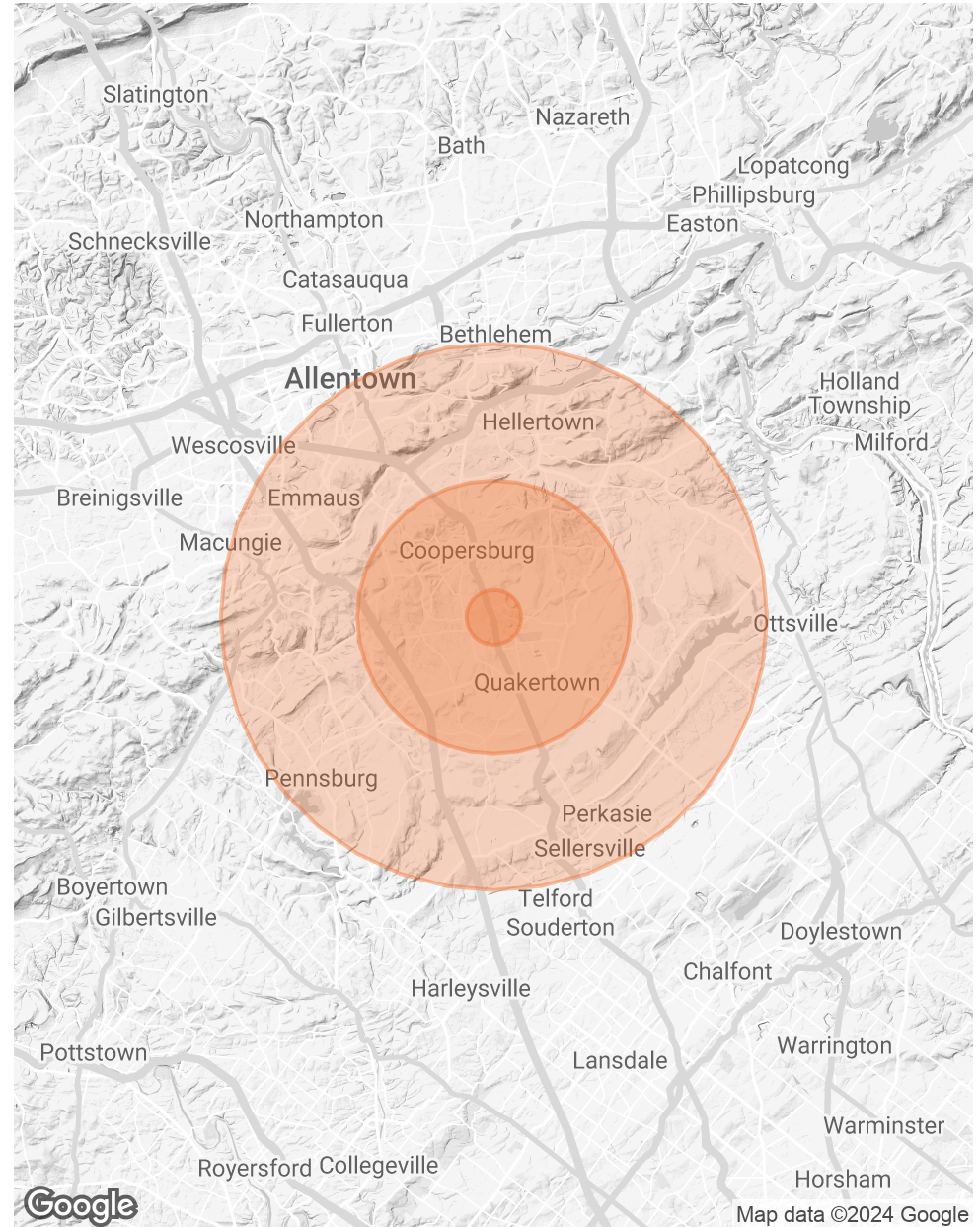
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,152	49,172	234,255
AVERAGE AGE	47.2	43.0	41.6
AVERAGE AGE (MALE)	42.9	41.2	39.7
AVERAGE AGE (FEMALE)	50.5	44.5	43.3

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	541	19,287	93,737
# OF PERSONS PER HH	2.1	2.5	2.5
AVERAGE HH INCOME	\$72,228	\$108,741	\$92,053
AVERAGE HOUSE VALUE	\$150,697	\$288,430	\$250,983

2020 American Community Survey (ACS)





2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
215.757.2500
SVNAhia.com