

OFFERING MEMORANDUM
**Prime New Hope
Retail Space**

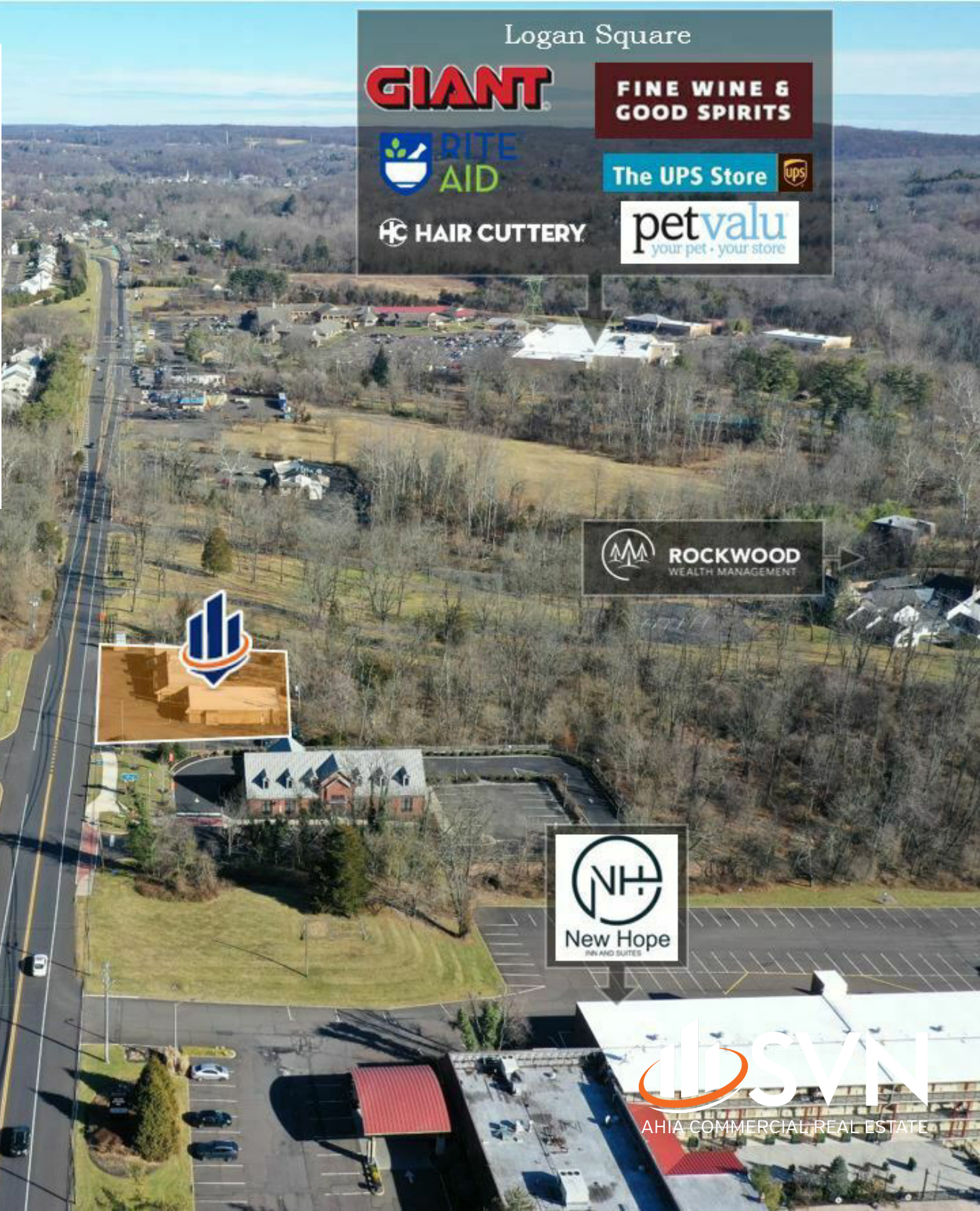
6446 LOWER YORK RD, #6454

New Hope, PA 18938

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Logan Square

GIANT

**RITE
AID**

HC HAIR CUTTERY

**FINE WINE &
GOOD SPIRITS**

The UPS Store

petvalu
your pet · your store

ROCKWOOD
WEALTH MANAGEMENT

NH
New Hope
INN AND SUITES

SVN
AHIA COMMERCIAL REAL ESTATE

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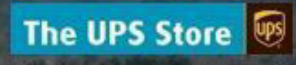
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1
The Property

Logan Square



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,200.00 / MO (MG)
PROPERTY TYPE:	Retail
AVAILABLE SF:	915 SF±
YEAR BUILT:	1956
MARKET:	Philadelphia
SUBMARKET:	Upper Bucks County
TRAFFIC COUNT:	17,242 VPD

PROPERTY OVERVIEW

Exceptional opportunity to lease approximately 915 SF of prime storefront space in County Row Center, a well-maintained, multi-tenant retail center in New Hope, PA. This flexible space offers excellent visibility, prominent signage options, and a versatile layout suitable for various uses. It is currently configured with an inviting reception room and multiple private/treatment rooms. Located in a vibrant neighborhood with ample parking and a strong tenant mix, the property is ideal for businesses seeking high exposure and convenience.

LOCATION OVERVIEW

The property is located in a highly trafficked area between Peddlers Village and New Hope. Easy access to downtown New Hope, Lambertville, Buckingham and Doylestown. The site is centrally located on Lower York Road (Route 202) in a highly visible and accessible location. It is in close proximity to Street Road, Route 413, and River Rd (Route 32). The site is a 35-minute drive to Princeton, 50 minute drive to Philadelphia and 90 minute drive to New York City. New Hope is home to electric shopping, riverside dining, theater and cultural attractions and was named "America's Favorite Towns" by Travel and Leisure magazine.

PROPERTY DETAILS

LEASE RATE	\$2,200.00 / MO (MG)
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LOCATION INFORMATION

STREET ADDRESS	6446 Lower York Rd, #6454
CITY, STATE, ZIP	New Hope, PA 18938
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Upper Bucks County
CROSS-STREETS	Reeder Rd
TOWNSHIP	Solebury Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 202
NEAREST AIRPORT	Philadelphia Intl Airport (PHL) - 52 Mi.

BUILDING INFORMATION

BUILDING SIZE	4,492 SF±
TENANCY	Multiple
NUMBER OF FLOORS	1

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
ZONING	TNC - Traditional Neighborhood Commercial District
LOT SIZE	0.74 AC±
APN #	41-022-115
LOT FRONTAGE	214 ft
LOT DEPTH	175 ft
TRAFFIC COUNT	17,242 VPD
TRAFFIC COUNT STREET	Lower York Rd & Reeder Rd

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING RATIO	3.0/1,000

PROPERTY HIGHLIGHTS

- Excellent retail / office space
- Prime location in County Row Center
- 915 SF± available
- Turn-key set up
- 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
- Traditional Neighborhood Commercial District (TNC) – abundant permitted uses

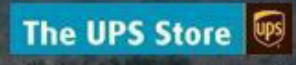


ADDITIONAL PHOTOS

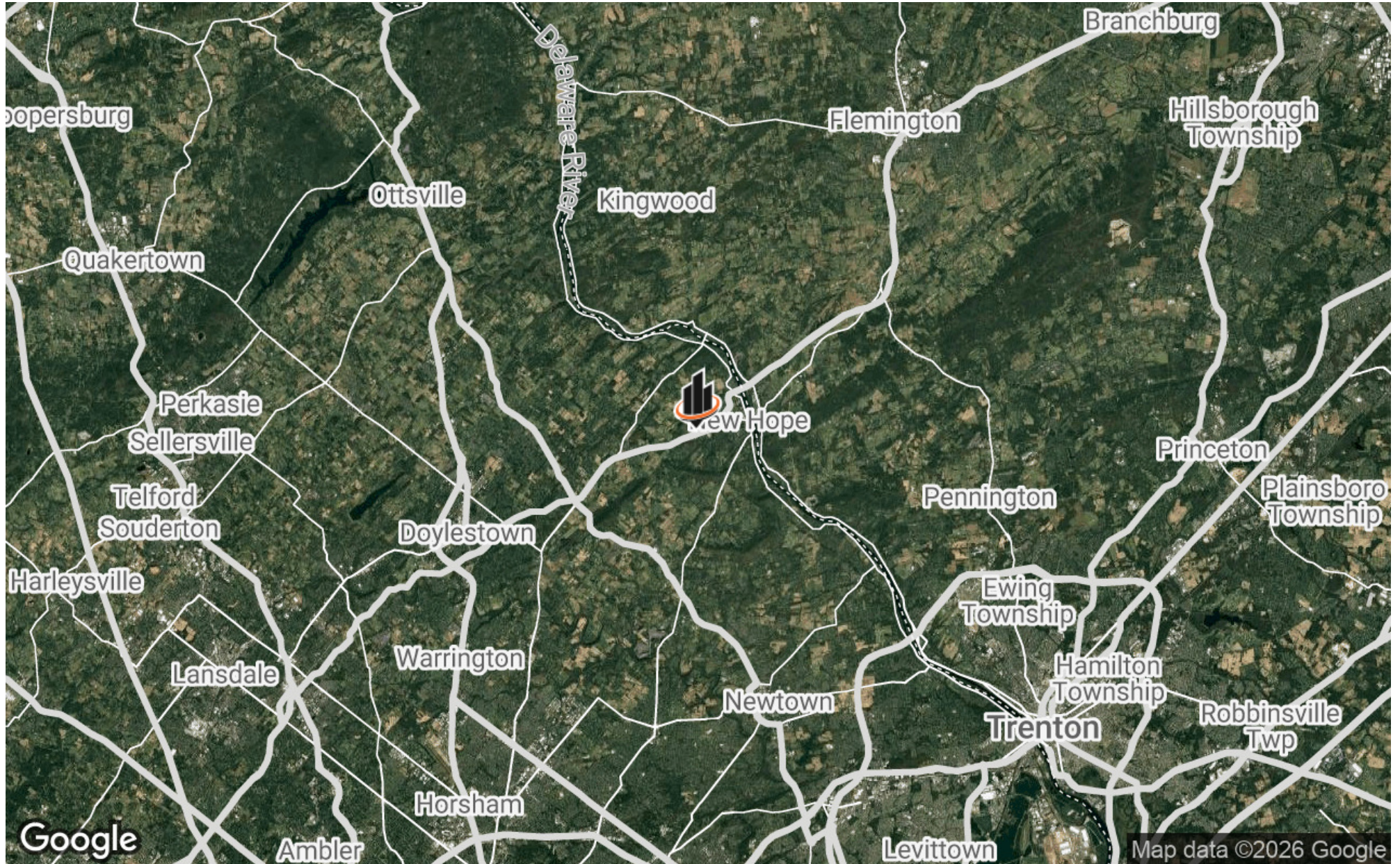


SECTION 2
The Location

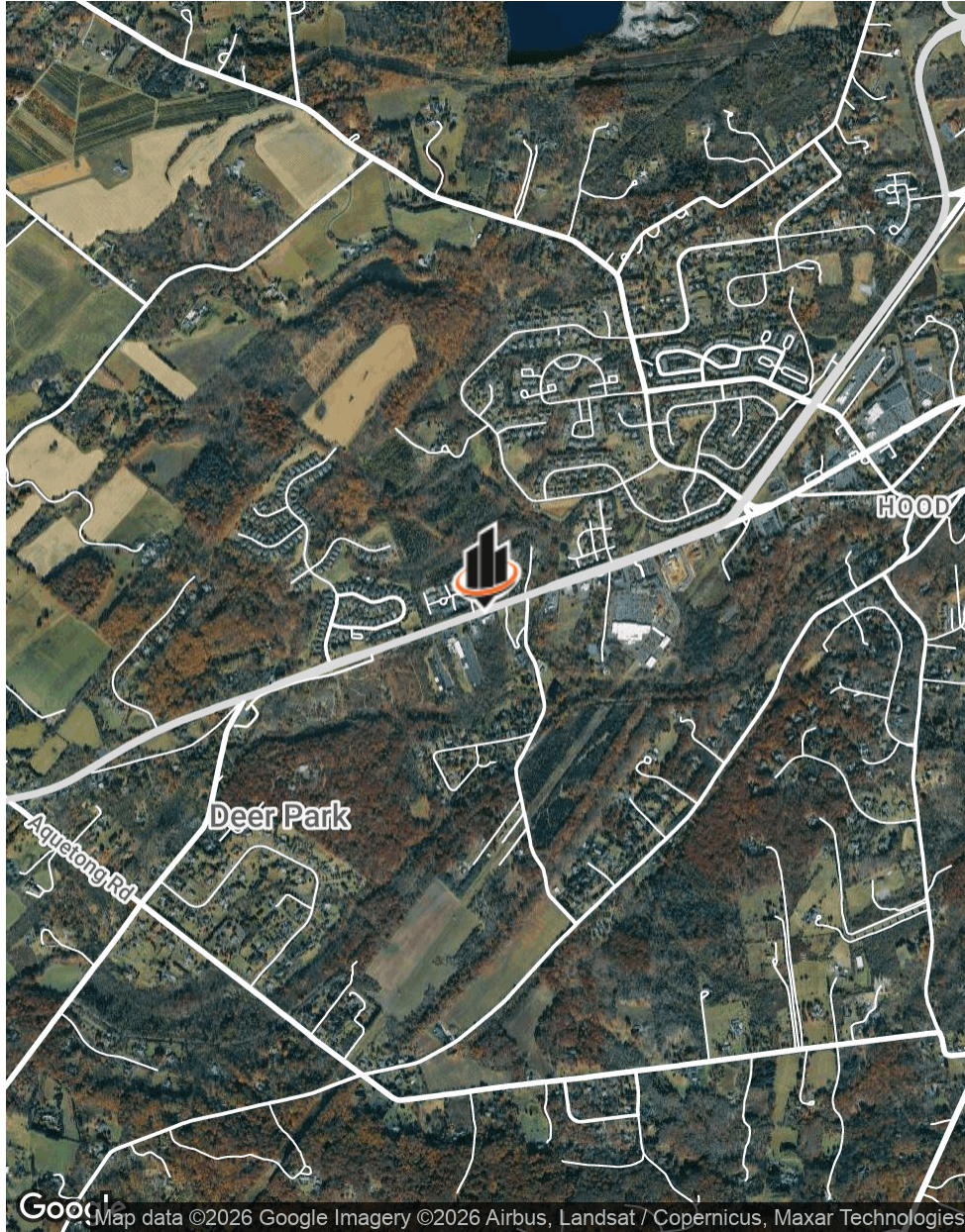
Logan Square



REGIONAL MAP

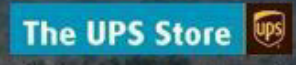


LOCATION MAP



SECTION 3
The Demographics

Logan Square



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

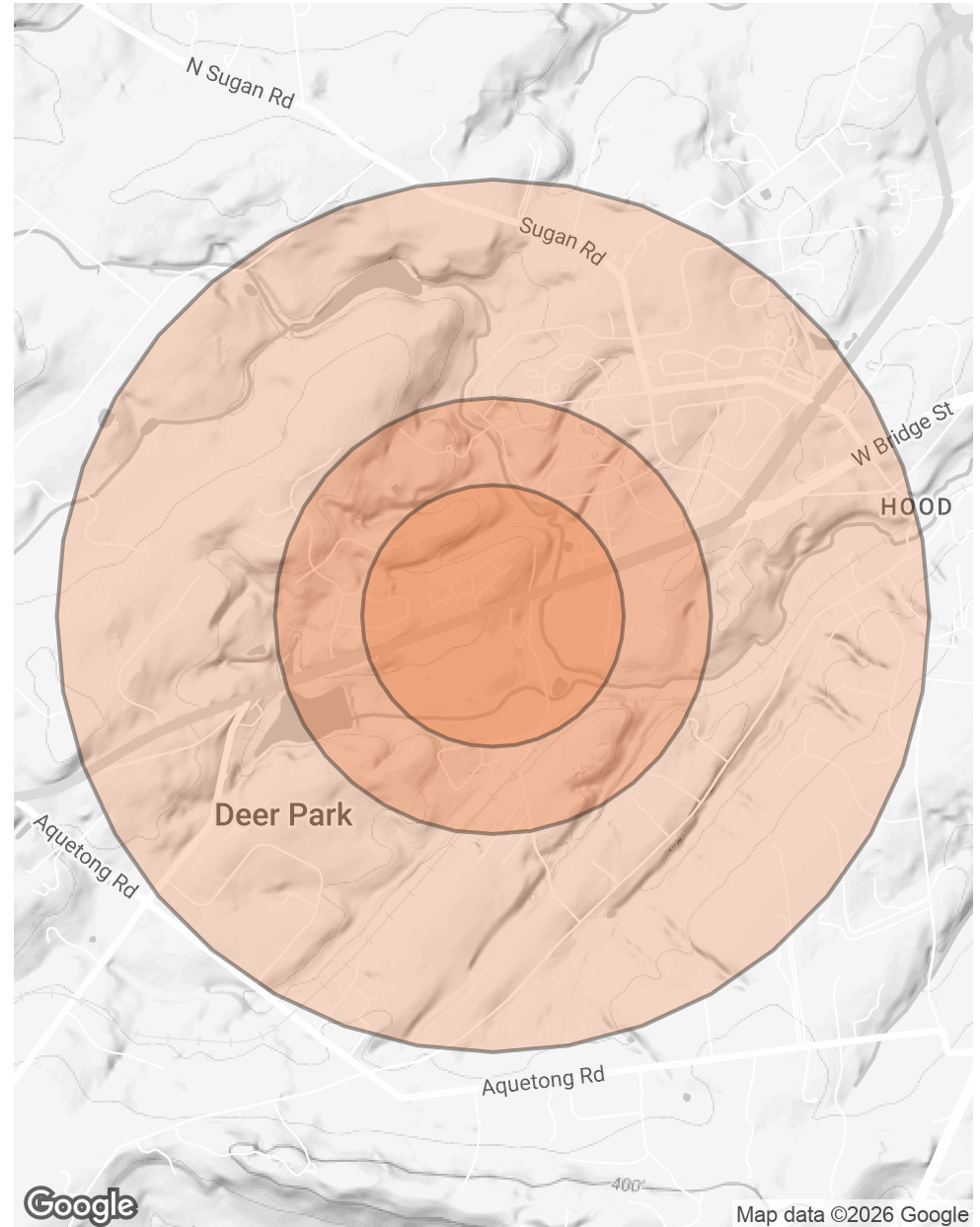
TOTAL POPULATION	118	315	1,400
AVERAGE AGE	54.8	54.1	54.8
AVERAGE AGE (MALE)	55.0	54.3	54.7
AVERAGE AGE (FEMALE)	54.3	53.7	55.1

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	49	130	610
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$250,993	\$250,922	\$243,430
AVERAGE HOUSE VALUE	\$725,331	\$748,128	\$728,968

2023 American Community Survey (ACS)





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